



CITY COUNCIL

SUBJECT: Village 7 Phase 1 Vesting Tentative Subdivision Map and related Specific Plan Amendments/Project Approvals – a proposal to amend previous approvals associated with the Village 7 Specific Plan and to approve a Vesting Tentative Subdivision Map for the first phase of development within the Specific Plan area.

SUBMITTED BY: Paul Junker

DEPARTMENT: Community Development

DATE: December 13, 2016

STRATEGIC RELEVANCE:

Economic Development:

This project would benefit the City through the construction of 539 new homes and major infrastructure improvements required for the construction of this first phase of development as well as subsequent development within the Specific Plan area. The proposed homes would result in additional City revenues and future residents would contribute to Lincoln's local economy through employment and local purchases. The infrastructure associated with this project will also support construction of commercial development and key community amenities that will further support economic development.

Infrastructure:

This project would: Extend Ferrari Ranch Road to Moore Road, including utilities and linear parkway along the south side; construct the intersection of Ferrari Ranch Road and Central Boulevard; extend Central Boulevard to the southern boundary of Phase 1 with utilities and landscaping; construct the collector street ("Street 57") along the west side of the project from the extension of Ferrari Ranch Road to the southern boundary of Phase 1 with utilities and landscaping; construct internal roads; extend and construct in-tract sewer, water and other public utilities; and, construct a series of trail linkages within Phase 1 of Village 7.

STAFF RECOMMENDATION:

Staff recommends the City Council conduct a public hearing for the Village 7 project; consider the information contained in the report and testimony of the public and the recommendation of the Planning Commission; and, approve the attached ordinances and resolutions to approve the proposed project. Specifically, staff and the Planning Commission recommend that the City Council:

1. Adopt Resolution 2016-_____, thereby determining the project has been adequately addressed under the Village 7 Specific Plan Project EIR (SCH No. 2005062001) and that no further analysis under the California Environmental Quality Act (CEQA) is required or appropriate.

2. Adopt Resolution 2016-_____, thereby amending the General Plan land use diagram to reflect the amended land uses requested by the applicant.
3. Adopt Resolution 2016-_____, thereby amending the Village 7 Specific Plan to reflect the amended land uses requested by the applicant.
4. Introduce and waive first reading of Ordinance No. 2016-_____, thereby amending the Village 7 General Development Plan to reflect the amended land uses requested by the applicant.
5. Adopt Resolution 2016-_____, thereby approving the Village 7- Phase 1 Vesting Tentative Subdivision Map.
6. Introduce and waive first reading of Ordinance No. 2016-_____, thereby amending the Village 7 Development Agreement between the City of Lincoln and Lincoln Land Holdings LLC (Lewis Communities).

BACKGROUND/INTRODUCTION:

The Village 7 Specific Plan was approved by the City of Lincoln on June 8, 2010. Actions associated with the Specific Plan's approval included an amendment to the City's General Plan, approval of the Village 7 Specific Plan (Specific Plan) and General Development Plan (GDP) and certification of the Village 7 Environmental Impact Report (EIR). The Specific Plan includes 703 acres designated for a range of uses that includes residential, commercial, recreational and open space.

The City has received an application to amend the previously approved Village 7 Specific Plan and to approve a Vesting Tentative Subdivision Map for Phase 1 of the Specific Plan. While the Specific Plan includes 703 acres, the amendments associated with this request would only affect 95.4 acres (86.9 acres within Phase 1 and 8.5 acres located north of Ferrari Ranch Road). All of the Phase 1 Vesting Tentative Subdivision Map is located south of Ferrari Ranch Road in areas designated as Neighborhood 3 and Neighborhood 4 in the Village 7 Specific Plan and GDP.

The requested amendments reconfigure land uses within Phase 1, but do not alter the total number of dwelling units in the Specific Plan or substantially alter the acres dedicated to each land use. Rather, the requested amendments would consolidate residential and park uses, and would allow residential development that the applicant considers to be matched to current market conditions. By comparison, the applicant does not consider the configuration of land uses and the specific housing product types described in the Village 7 Specific Plan and GDP to be viable in today's market.

ANALYSIS:

The following section describes the changes proposed by the Village 7 Specific Plan and GDP amendments and how they relate to the currently approve Village 7 documents.

Provided on the following pages are the currently adopted and the proposed amended Village 7 Land Use Plan and diagrams of Neighborhoods 3 and 4 from the Village 7 GDP. These exhibits are provided to assist the City Council in reviewing the proposed Specific Plan and GDP revisions. These exhibits collectively illustrate the substantial changes proposed for the Specific Plan and GDP.

Adopted Specific Plan Land Use Plan

LAND USE REGULATORY GUIDE

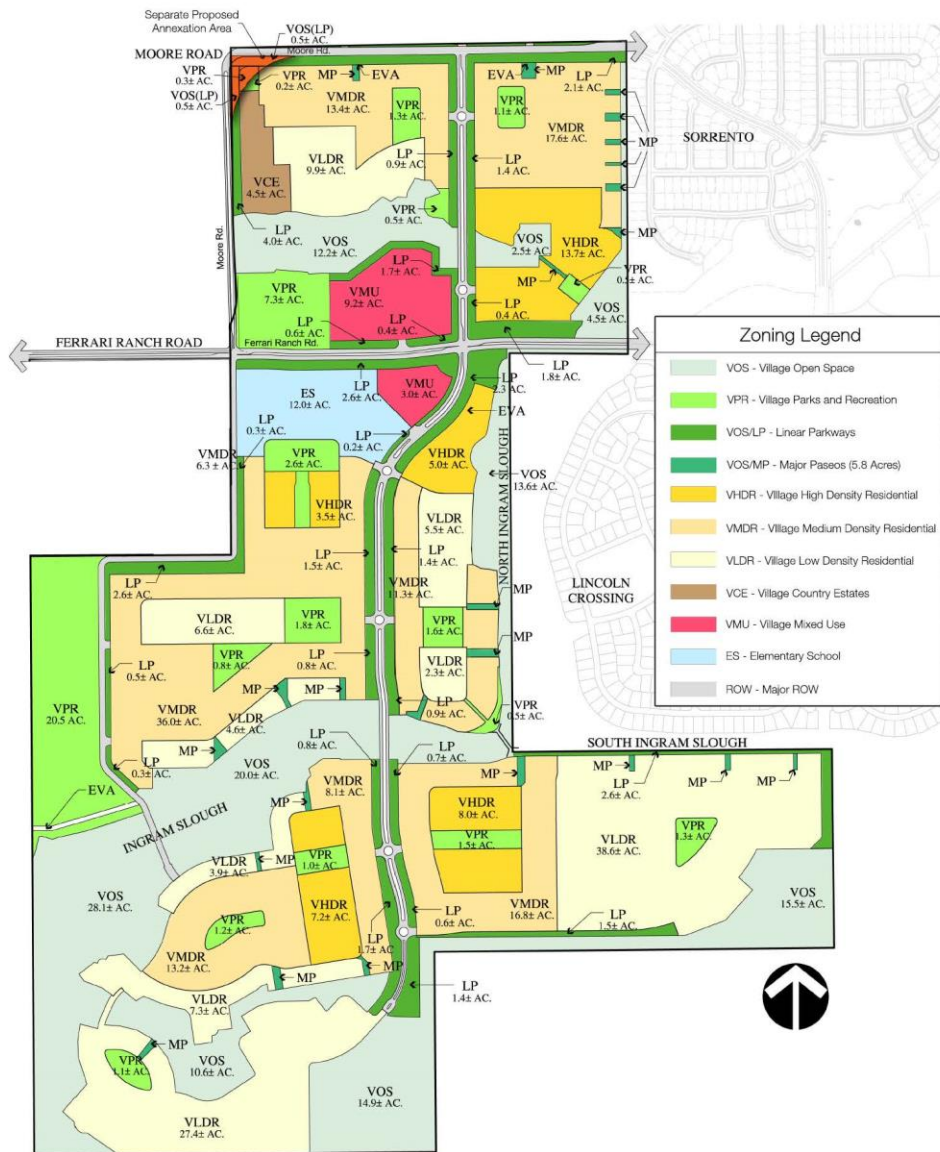


Figure 3-1: Zoning for Initial Participating Planning Areas

Proposed Specific Plan Land Use Plan

(addendum 8-25-2016)

LAND USE REGULATORY GUIDE

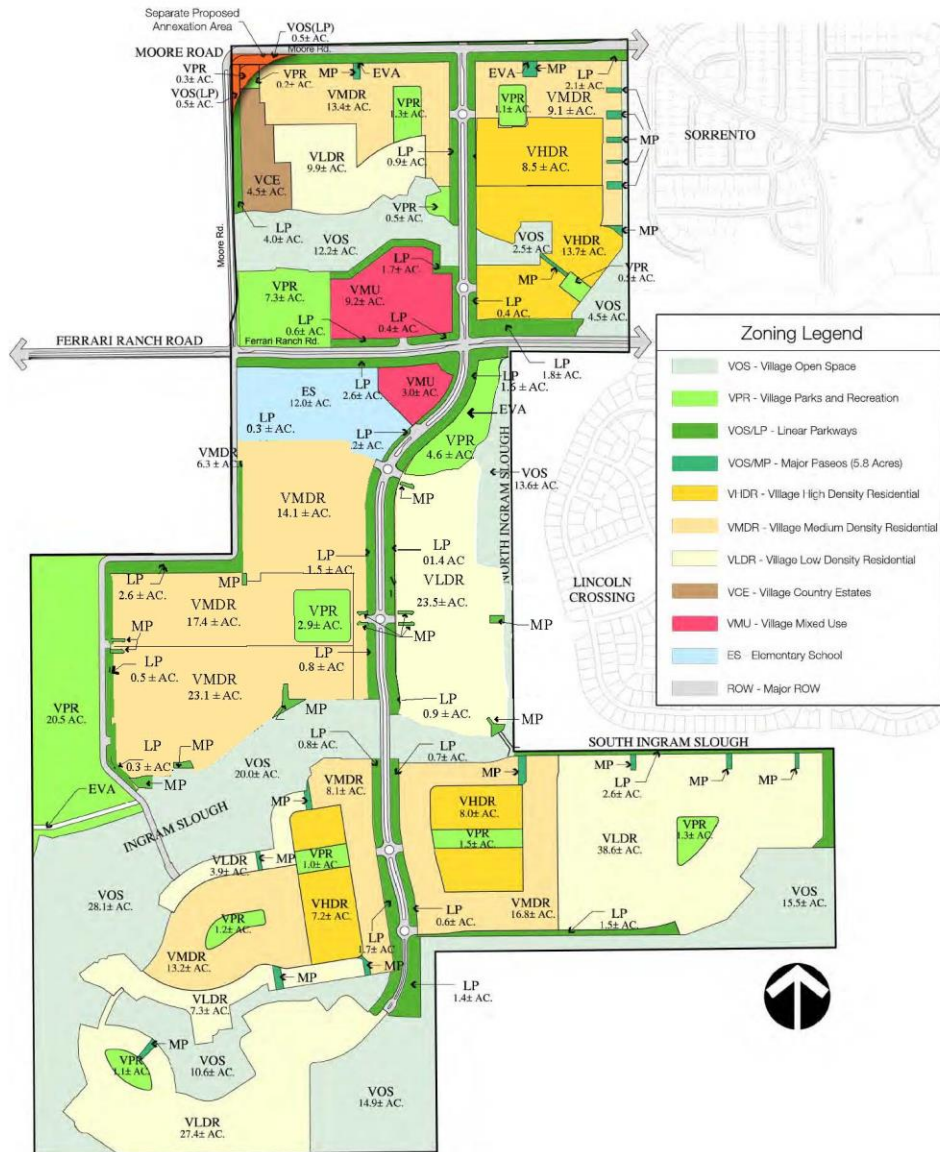


Figure 3-1: Zoning for Initial Participating Planning Areas

Adopted GDP Neighborhood 3 Diagram

VILLAGE 7 General Development Plan

D. Neighborhood 3



Figure 3-9: Conceptual Design for Neighborhood 3

Proposed GDP Neighborhood 3 Diagram



(addendum 8-25-2016)

D. Neighborhood 3



Figure 3-9: Conceptual Design for Neighborhood 3

Adopted GDP Neighborhood 4 Diagram

LAND USE REGULATORY GUIDE

E. Neighborhood 4



Proposed GDP Neighborhood 4 Diagram

[addendum 8-25-2016]

LAND USE REGULATORY GUIDE

E. Neighborhood 4



City of Lincoln

3-25

Residential Use Amendments

The purpose of the requested amendments is to define an initial phase of development that is consistent with current market demand and will allow the developer to commence construction of the Village 7 Specific Plan. To achieve consistency with current market conditions, the applicant proposes to:

- Shift 8.5 acres of High Density Residential (VHDR) from south of Ferrari Ranch Road (Phase 1) to north of Ferrari Ranch Road (future phase).
- Shift 8.5 acres of Medium Density Residential (VMDR) from north of Ferrari Ranch Road to south of Ferrari Ranch Road.
- Consolidation of VMDR west of Central Boulevard and VLDR east of Central Boulevard.
- Shift from non-conventional housing product (motor courts and alley load) to more conventional single family housing type.
- The reconfiguration of residential uses would shift a total of 95 dwellings from south of Ferrari Ranch Road to north of Ferrari Ranch Road.

The Village 7 Specific Plan and GDP are highly detailed in their description of future development. Therefore, numerous changes to the documents are required to achieve consistency with the proposed project. However, the substantial majority of revisions are related to amending the base map depiction of land uses to reflect the modified land plan.

The Village 7 GDP provides Design Principals for Development Pattern (page 3-8). Overall, the proposed plans remain consistent with the intent of the Specific Plan and the GDP, including the intent for vehicle and pedestrian circulation, block and neighborhood configuration, natural open space and trail corridors.

With adjustments to the Specific Plan and the GDP as depicted on exhibits provided within Attachment 3 and Attachment 4 of this report, the proposed project will be consistent with both the overall framework of the Village 7 Specific Plan and the detailed provisions of the Village 7 GDP.

Transportation and Circulation

The major roads within the Village 7 Specific Plan would not be modified by the proposed project and the character of the neighborhood roads (locations, block design, etc.) are very consistent with the approved Specific Plan.

One issue was identified related to circulation: whether the transfer of 8.5 acres of VHDR to north of Ferrari Ranch Road would result in adverse impacts to traffic. Specifically, staff was concerned that increased dwelling north of Ferrari Ranch Road could impact traffic on the adjacent segment of Central Boulevard.

The City enlisted the firm Fehr & Peers to prepare an analysis of how the modified land uses would affect traffic (provided in Attachment 1 of this report). In brief, the Fehr & Peers analysis determined that the design section of Central Boulevard can reasonably accommodate the additional dwelling units and that the adjusted land uses would improve traffic conditions at the intersection of Ferrari Ranch Road and Central Boulevard.

Given the very limited adjustment to the road network, the proposed plan remains consistent with the Design Principals for Mobility Systems provided on page 3-10 of the Village 7 GDP.

Park Configuration Amendments

The Village 7 Specific Plan designated four Mini Parks within Neighborhoods 3 and 4, while the current proposal consolidates these parks into two sites. Staff has reviewed the modified park configurations and considers it both a reasonable adjustment and consistent with the Village 7 intent as follows:

- The benefits of multiple small park sites (high proximity to more homes) is offset by the increased functionality of the larger park sites.
- Neighborhood 3 and Neighborhood 4 each retain a Mini Park that both serves the recreational needs of residents and serves as a gathering place for the Neighborhood residents.
- As proposed by the applicants, all residents would be within approximately 625 feet (1/8 mile) of a park. Generally, proximity of no more than 1/4 mile to a park is considered convenient and highly accessible. Therefore, the proximity of parks to residents in the proposed plan is considered positive and appropriate.
- The larger sized Mini Park sites of the proposed plan improve use options and functionality and reduce per acre maintenance costs as compared to the currently approved smaller park sites.
- Proposed Park A is located at the entrance to Neighborhood 3 and proposed Park B is located at the entrance of both Neighborhood 4 and the primary entrance to Phase 1 of the Specific Plan.

Based upon the above, the proposed parks are consistent with the Park Design Principals of the Village 7 General Development Plan, page 3-12.

Open Space Areas

The footprint of urban development and open space areas would not be modified by the proposed project. The system of trails provided within those corridors adjacent to Neighborhoods 3 and 4 would be constructed as part of Phase 1 development.

The current Specific Plan provides a short segment of single loaded street within Neighborhood 4 that would be eliminated. However, the proposed park east of Central Boulevard at Ferrari Ranch Road provides the same functional access and visual connection to the open space area.

Given no changes to the open space area are proposed and the changes to adjacent land uses are minimal, the proposed plan remains consistent with the Open Space Area Design Principals of the Village 7 General Development Plan, page 3-12.

Village Center

The Specific Plan and GDP identify a Village Center at the intersection of Ferrari Ranch Road and Central Boulevard. The proposed project does not make changes to the Village Center land uses or associated development standards. The amendments would replace 8.5 acres of medium density residential with high density residential, resulting in an additional 95 dwellings within the Village Center.

In discussing the implementation of the Specific Plan, specifically the Village Center component, staff has expressed to the applicant an interest in the process for designing and approving development within the Village Center. The GDP provides a series of principles that will inform the Village Center design. However, there is no requirement for an overall development plan. Based upon discussions between staff and the applicant, the following new provision has been added to the Village 7 Specific Plan and GDP:

“Subsequent Village Center Planning

Prior to commencing construction within the Village Center portion of the Specific Plan, a Conceptual Development Plan shall be prepared and approved by the City. The Conceptual Development Plan shall identify proposed uses (residential, commercial, park, school, etc.), detailed circulation system (public streets, private roadways, bicycle/pedestrian routes, etc.) and the general orientation of proposed structures.

The Conceptual Development Plan will serve as guidance for development, but subsequent project entitlements shall refine details and may vary from the Conceptual Development Plan as long as proposed development remains generally consistent with the form and intent of the Conceptual Development Plan. The developer may process the Village Center Conceptual Development Plan currently with or prior to City consideration of specific development projects within the Village Center.”

Vesting Tentative Subdivision Map

As part of the Village 7 project requests, the applicant is proposing a Vesting Tentative Subdivision Map (VTSM) for Phase 1 development within the Specific Plan. Described below are major features of the proposed VTSM and analysis of how the VTSM complies with applicable City regulations. The VTSM would create the following lots:

Land Use	Acres	No. of Lots	No. of dwelling units
Single-family Residential	78.3	539	539
Parks (A & B)	7.4	2	
Major Paseos (C through U)	1.2	19	
Total	86.9	560	539

Staff has reviewed the overall layout of the VTSM and has found it consistent with standards of the development and improvement standards of the City of Lincoln, as further refined by the Village 7 Specific Plan. Key issues/topics related to the VTSM are described below.

Public Facilities

In terms of public facilities, the developer would be obligated to install infrastructure to serve residents (sewer, water, drainage, power and gas, cable, etc.) and these facilities

would be reviewed within the project's final map and improvement plan approvals. Water, sewer and drainage and dry utilities lines would connect to existing adjacent facilities. Off-site improvements will be addressed by the applicant's payment of the City's current Public Facilities Element impact fees that address the capital improvements for such areas, as police, fire, solid waste, administration, park and recreational needs.

Improvement Plans

Prior to recordation of a Final Map, the City must approve Improvement Plans for Phase 1 of the project, including for both on and off-site improvements.. The applicant has previously prepared Improvement Plans entitled "Lewis Property – Phase 1 Infrastructure," that were approved by the City on September 12, 2012. Minor amendments to these previously prepared Improvement Plans will be required prior to Final Map recordation and commencement of construction. This requirement has been incorporated in the conditions of approval. The timing for completion of Improvement Plans and the construction of improvements required for Phase 1 are identified in the Village 7 Development Agreement and the conditions of approval.

Phasing

The Specific Plan defines Phase 1 development as three sub-phases of 1A, 1B, and 1C. The Village 7 Development Agreement identifies the specific requirements for development of each of these phases, and minor adjustments to required improvements have been incorporated into the Development Agreement to reflect the proposed changes within Phase 1 development.

Flooding

The site is not mapped in FEMA's current Flood Insurance Rate Map (FIRM) for the area. However, a Conditional Letter of Map Revision has been approved for the project that shows that the project, once constructed, will be located outside the 100-year and 500-year flood zones. FEMA is in the process of updating their FIRMs for the area, and the developer has indicated that they are coordinating with FEMA as part of this effort. As for the requirements of Senate Bill 5 (SB 5), the approval of this tentative map is not subject to a finding under the City's recently adopted SB 5 ordinance because the project is not located with a FEMA mapped 100-year or 500-year floodplain.

Also, the project is subject to City of Lincoln and FEMA requirements that will assure protection of residents against flood risk, including with applicable FEMA regulations and the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32.). No building permits will be issued that would place structures within the FEMA designated 100-year floodplain. Grading and construction of the project may result in changes to FEMA floodplain boundaries (as shown on the Flood Insurance Rate Map). Should this be the case, the Developer would be obligated file requests to FEMA for map changes and demonstrate to the City that residential lots would be outside the 100-year (Zone A) floodplain.

Oak Tree Removal

The Village 7 Specific Plan area has limited existing tree canopy and the substantial majority of existing trees within the Specific Plan area are associated with lands that will be preserved as open space. Within the Phase 1 VTSM there is a small grouping of trees that will be removed during project construction. A Condition of Approval has been

applied to the VTSM requiring that tree plantings be provided with the Village 7 open space areas to offset the loss of oak trees that might result from construction within the Phase 1 VTSM.

Park Obligation

Park obligations are addressed within the Village 7 Specific Plan. The parks within the Phase 1 VTSM have been adjusted in location and configuration and a minor adjustment to park acres has occurred. As proposed in the Phase 1 VTSM, the areas for parks and open space for all Lewis Communities holdings would be adjusted as follows:

Park Type	Current SP Acres	Proposed SP Acres
Community Park	20.5	20.5
Neighborhood Park	7.3	7.3
Mini Park	16.5	16.6
Total	44.3	44.4

Open Space Type	Current SP Acres	Proposed SP Acres
Open Space Preserve	121.9	122.8
Linear Parkways	35.5	33.9
Major Paseos	5.8	5.3
Total	163.7	163.2

As noted above, the proposed Specific Plan amendments would retain an amount of park and recreation acres equal to the adopted Specific Plan (the 0.1 acre increase reflects rounding variations). It should be noted that Table 4-2 within the adopted Specific Plan and Table 3-1 within the adopted GDP incorrectly stated total park land of 45.3 acres (tables are inconsistent with the adopted Specific Plan Land Use Diagram). These tables would be amended to reflect correct park acres and these changes are not a result of any reduction in park acres under the proposed Specific Plan.

Parks within Neighborhoods 3 and 4 would exceed the standard of 3 acres of Neighborhood Park per 1,000 residents as established in the Village 7 Development Agreement. Based upon the VLDR and VMDR proposed in these Neighborhoods, parks within these Neighborhoods should total 4.8 acres. Proposed parks within Neighborhoods 3 and 4 total 7.4 acres, thereby exceeding the amount required under the Village 7 Development Agreement.

Major Roads

The Village 7 project addresses major roads (including Ferrari Ranch Road and Central Boulevard) independently of the VTSM. Improvements to these roads are required to provide access to Phase 1 development and construction obligations are identified in the Village 7 Development Agreement. The configuration of Ferrari Ranch Road, Central Boulevard, the intersection of these roads and all corridor, frontage and pedestrian/bicycle improvements will be consistent with the current Village 7 Specific Plan and GDP and would not be modified by the proposed project.

Conditions of Approval

A comprehensive set of Conditions of Approval (COA's) have been prepared for the Village 7 Phase 1 VTSM. The Phase 1 VTSM Conditions of Approval (provided within

Attachment 5 of this report), will ensure the orderly development of this first phase of the Village 7 Specific Plan.

SB 18 Consultation

Under regulations established by Senate Bill 18 (SB 18), amendments to the General Plan must be reviewed through consultations with affected Native American tribes prior to City Council action. The consultation process is initiated by informing the Native American Heritage Commission of the project and requesting that the Commission identify affected tribes. This process resulted in the identification of three tribes that could potentially be affected by the project: Shingle Springs Band of Miwok; Tsi Akim Maidu; and, United Auburn Indian Community of the Auburn Rancheria.

Staff conducted focused outreach efforts with the affected tribes that resulted in completion of consultations with Shingle Springs Band of Miwok and Tsi Akim Maidu. On August 26, 2016 representatives of Tsi Akim Maidu informed the City they would defer to coordination with United Auburn and consultation with this tribe was concluded. On September 13, 2016 staff responded to requests from representative of the Shingle Springs Band of Miwok and consultation with this tribe was concluded.

United Auburn expressed concerns that resulted in a site visit on September 29, 2016. During that visit various resources were identified within a portion of the project site. During the site visit, United Auburn expressed interest in further investigation of the on-site resources in the form of a small excavation to determine if intact cultural resources exist on the site. United Auburn stated it would be willing to close the SB 18 consultation if a mitigation measure were applied to the project requiring this further investigation and the steps that would follow if on-site resources are confirmed.

Based upon discussions with United Auburn, Mitigation Measure #26 was prepared that requires further analysis of the identified resources prior to certain subsequent City actions. Based upon the extent of resources and the level of previous disturbance of resources, it may be necessary to cover the resources with additional fill dirt and to avoid excavation within limited portions of the project. It is anticipated that such preservation in place, if required, would not substantially impact project construction or the uses proposed within the Specific Plan. With agreement to include Condition of Approval #26, United Auburn agreed to conclude the SB 18 consultation and therefor all SB 18 consultations for the Village 7 project have been concluded to the satisfaction of affected Native American tribes.

FINDINGS/ANALYSIS:

The following sections briefly describe the specific approvals requested by the applicant and the findings and basis for approval of each action.

General Plan Amendment

Approval of the project would require a General Plan Amendment Land Use Diagram. No changes to the policies or programs of the General Plan are required in association with the Village 7 project. The proposed GPA is consistent with policies of the 2050 Lincoln General Plan as follows:

- A. The proposed land uses maintain open space and buffer areas (Policy LU-1.4) between development projects and significant water courses, riparian vegetation, and wetlands.
- B. The net housing density of 6.9 DU/AC within the Phase 1 Tentative Map promotes the use of development patterns that are relatively compact (Policy LU-1.8) and use space in an efficient but aesthetic manner to promote more walking and biking.
- C. The Village 7 General Development Plan standards and guidelines assure the use of high quality building materials, architectural and site designs, landscaping signage and amenities (Policy LU-1.12).
- D. The Low Density Residential and Medium Density Residential designations for Phase I of Village 7 provide a variety of residential land designations to meet the current needs of the City, consistent with Policy LU-2.6. The overall Village 7 Specific Plan area includes a range of residential types and densities and provides for orderly growth as described in the 2050 General Plan Land Use Goal LU-1.
- E. The Village 7 Specific Plan provides a full range of housing types to meet the needs of the community (General Plan policies LU-1.7 and LU-2.6).
- F. Project residents would have the option of walking and bicycling along Ingram Slough and open space areas or using transit by along Ferrari Ranch Road or Central Boulevard consistent with General Plan policies LU-1.6, Goal T-5 and related policies that address bicycle and trail circulation.
- G. There is a nature preserve adjacent to the project site, which provides connections to the open space network within the community (General Plan policies LU-1.11, 9.4 and LU-9.8).

Specific Plan Amendment

The Village 7 Specific Plan provides the overall framework for land uses and functions as the zoning document for development within the Village 7 project. The proposed amendments and requested approvals are consistent with purpose and intent of the Village 7 Specific Plan as follows:

- A. **Community Design Framework.** The proposed project retains the major design elements of the Village 7 Specific Plan, including: well-defined public realm; integration of built and unbuilt environments; diversity of overall Specific Plan uses; and, development scaled for pedestrian circulation.
- B. **Natural Resources.** The projects relationship to preserved wetlands and natural resources and the preservation and enhancement of such resources is essentially unchanged from the current Specific Plan.
- C. **Creation of Community.** The proposed project retains the major elements of the Specific Plan, including the Village Center, defined residential neighborhoods, open space and public/civic spaces.
- D. **Intensity of Development.** The proposed project does not alter the total number of dwellings within the Specific Plan. The shift of 95 dwellings into the Village Center may improve the overall function of this core community district.
- E. **Mobility.** The proposed project retains all major pedestrian and bicycle facilities envisioned within the Village 7 Specific Plan.
- F. **Transit.** The proposed project supports the transit services that are anticipated for Ferrari Ranch Road and Central Boulevard. The increase in residential dwellings in the Village Center supports the density required for transit ridership.

- G. Public Services. The consolidation of the four mini-parks of Neighborhoods 3 and 4 into two larger mini-parks retains the intent of the Specific Plan to place parks at neighborhood entrances and to place parks in close proximity to all residents.
- H. Public Facilities. Public facilities such as water, sewer, drainage and other utilities will be essentially unaffected by the proposed project. The requested amendments will very likely result in construction commencing sooner in Village 7, providing key community infrastructure sooner than would occur under the current Specific Plan.

Due to the high level of detail presented within the Village 7 Specific Plan, the relatively minor revisions proposed by the applicant result in numerous adjustments to the Village 7 Specific Plan. The substantial majority of these changes relate to minor adjustments to the base layers of graphics and minor adjustment to tables that identify precise acreage and dwelling unit figures that do not affect the overall intent of the Specific Plan. Proposed amendments to the Specific Plan are identified in Attachment 3 of this report.

General Development Plan Amendment

The Village 7 GDP guides the design of development in the Specific Plan and provides overall direction (Community Design Elements) and specific guidance (Neighborhood Design Principals) to guide development within the Specific Plan area. The proposed amendments and requested approvals are consistent with current GDP Community and Neighborhood Design Elements as follows:

- A. Development Pattern. The proposed project retains the features of “traditional neighborhood design” identified in the GDP, including: distinct neighborhoods; defined natural features; parks that serve as gathering places; gridded streets; and permeable edges and green features (open space).
- B. Mobility Systems. The proposed project retains the mobility features of the GDP, including: Central Boulevard as a Complete Street; pedestrian and bicycle facilities with both on- and off- street routes and connections; and, pedestrian and bicycle connections to schools, parks and open space areas.
- C. Parks and Open Space Areas. The proposed project retains the parks and open space features of the GDP, including: backbone green infrastructure; parks that serve each residential neighborhood; parks at the entries of neighborhoods; an integrated open space network; and access points along the open space network. Parks within the project would be consolidated to improve programming flexibility and reduce maintenance costs. All homes remain within 660 feet (1/8 mile) of a Neighborhood Park.
- D. Village Center. The proposed project retains the Village Center as described in the GDP, with the following adjustments: Increase of 95 dwelling units (contributes to density of this core project feature); provision for Conceptual Development Plan added to assure the Village Center meets City expectations.
- E. Neighborhood Design: The proposed project modifies various aspects for Neighborhoods 3 and 4 as described in the GDP. The overall configuration of these neighborhoods remains consistent with the GDP, but the housing product types are modified. Neighborhood Design sections for Neighborhoods 3 (pages 3-22 through 3-24) and Neighborhood 4 (pages 3-25 through 3-27) have been amended accordingly.

Due to the high level of detail presented within the Village 7 GDP, the relatively minor revisions proposed by the applicant result in numerous adjustments to the Village 7 GDP, the substantial majority of these changes relate to minor adjustments to the base layers of graphics and minor adjustment to tables that identify precise acreage and dwelling unit figures that do not affect the overall intent of the Village 7 GDP. These changes are identified in Attachment 4 of this report.

Vesting Tentative Subdivision Map

Approval of the Vesting Tentative Subdivision Map (VTSP) requires consistency with City of Lincoln regulations and standards. The proposed VTSM is consistent with such regulations and standards follows:

- A. The applicant has provided: preliminary utility, sewer, water, storm drain and road plans; preliminary grading plans; information on the uses to which the parcels will be put; traffic circulation and impact; and, flood control and impact (Lincoln Municipal Code Section 17.18.040).
- B. The VTSM must be consistent with the General Plan and the Village 7 Specific Plan and GDP, as amended (Lincoln Municipal Code Section 17.18.020).
- C. The Neighborhood 3 portion of the Phase 1 VTSM is designated Village Medium Density Residential (VMDR) under the proposed Specific Plan amendment. The proposed density of Neighborhood 3 is 7.53 dwellings per acre. The allowed density within the VMDR designation is 6.0 to 12.9 dwellings per acre.
- D. The Neighborhood 4 portion of the Phase 1 VTSM is designated Village Low Density Residential (VLDR) under the proposed Specific Plan amendment. The proposed density of Neighborhood 4 is 5.38 dwellings per acre. The allowed density within the VLDR designation is 3.0 to 5.9 dwellings per acre.
- E. The proposed VTSM has been reviewed for consistency with the Village 7 Specific Plan and General Development Plan and, subject to proposed amendments, has been found to be consistent with the Specific Plan and General Development Plan.
- F. The Specific Plan requires 40 percent of total acres within the Specific Plan to be designated as parks, paseos and open space areas. Amendments associated with the Phase 1 VTSM would reduce the open space areas of the Specific Plan by 1.4 acres, resulting in 39.8 percent of the Specific Plan being dedicated to park and open space uses. This reduction of park and open space lands shall be offset by an equal increase in subsequent Lewis Communities development phases.
- G. The project must comply with the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32). Project Conditions of Approval ensure that future development would be consistent with City regulations and that no building permits will be issued that would place structures within the FEMA designated 100-year floodplain. Also, this Tentative Subdivision Map is not subject to a finding under the City's recently adopted SB 5 ordinance.
- H. A comprehensive set of Conditions of Approval (COA's) have been prepared for the Village 7 Phase 1 VTSM that will ensure the orderly development of this first phase of the Village 7 Specific Plan.

Amendment to the Village 7 Development Agreement

The Development Agreement contains a land use diagram and parks phasing diagram, both of which must be amended to reflect the modifications of the Specific Plan. The

following findings support the approval of the First Amendment to the Development Agreement:

- A. The First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City's General Plan as described in the General Plan Amendment discussion above.
- B. The First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the Village 7 Specific Plan (the "Specific Plan") as described in the Specific Plan Amendment discussed above.
- C. The First Amendment to the Development Agreement is compatible with the uses authorized by the Village 7 General Development Plan as described in the General Development Plan discussion above.
- D. The First Amendment to the Development Agreement conforms to public convenience, general welfare and good land use practices because, in furtherance of orderly planning efforts.
- E. The First Amendment to the Development Agreement will not be detrimental to the health, safety and general welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the city as a whole.
- F. The First Amendment to the Development Agreement will not adversely affect the orderly development of property or the preservation of property values;
- G. The First Amendment to the Development Agreement is consistent with the provisions of Government Code sections 65864 through 65869.5.

Environmental Document

The City approved the Village 7 Specific Plan and certified the Village 7 Environmental Impact Report (EIR) in June 2010 (SCH No. 2005062001). The Village 7 Specific Plan Environmental Impact Report analyzed the project-specific and cumulative physical impacts of development of 3,285 residential units and 125,000 square feet of commercial development in the Village 7 Specific Plan area, which includes the project site. All subsequent projects within the Specific Plan area are responsible for implementing all applicable mitigation contained in the EIR.

Legal Standards

Pursuant to CEQA Guidelines Section 15182, a public agency need not prepare an EIR or negative declaration for a residential project that conforms to a specific plan for which an environmental document has been prepared provided none of the circumstances in CEQA Guidelines section 15162 occur. Pursuant to CEQA Guidelines Section 15162, a subsequent environmental document is required when a project would result in new significant environmental effects or a substantial increase in the severity of significant effects identified in the original EIR or when substantial changes occur with respect to the circumstances under which the project is undertaken.

Project Description and Consistency with the Village 7 Specific Plan

The proposed project would modify the locations of park and residential units within the Specific Plan area. The proposed project would not result in a net change in the number of single- family or multi-family residential units in the Specific Plan area, but only change the location of those units. The proposed project would consolidate four mini-parks assumed under the EIR into two larger mini-parks. The project also proposes a

Vesting Tentative Subdivision Map that would allow creation of 539 single family residential lots.

Analysis

The City has prepared a Technical Memo that addresses the proposed Village 7 Specific Plan actions (provided within Attachment 1). With the exception of open space preservation areas designated in the Specific Plan, the EIR assumed that all of the Specific Plan area would be disturbed by construction activities. Because the proposed project would not result in development of areas not previously considered for development in the EIR, the proposed project would not result in any changes related to ground-disturbing effects disclosed in the EIR. Because the proposed project would not change the overall intensity of development in the Specific Plan area, the impacts related to population, air quality, public services, utilities, and climate change would also be the same as disclosed in the EIR.

The proposed land use would not alter the total number of dwelling units in the Village 7 Specific Plan. Therefore, the proposed land use changes would not result in changes related to potential off-site traffic impacts as disclosed in the EIR. However, the change in intensity of development north and south of Ferrari Ranch Road would change the distribution of trips within the Specific Plan: the project would increase trips on the north side of Ferrari Ranch Road and decrease trips on the south side.

Fehr & Peers Associates prepared the *Focused Traffic Analysis of Proposed Village 7 Specific Plan Land Use Change* (August 2016) to evaluate changes to circulation resulting from the change in location of the single-family and multi-family residential development within the Specific Plan area (provided in Attachment 1). Fehr & Peers analyzed the function of the intersection of Ferrari Ranch Road and Central Boulevard and the local intersections and road segments of Central Boulevard north of Ferrari Ranch Road and found that all facilities would operate at acceptable levels (LOS C).

The consolidation of the four mini-parks assumed under the EIR to the two mini-parks currently proposed would not substantially alter the types of uses in the parks or the intensity of uses within the mini-park sites. As neighborhood mini-parks, these facilities do not include organized sport facilities and do not generate substantial vehicular traffic.

The proposed Vesting Tentative Subdivision Map would implement the Village 7 Specific Plan subject to the amendments noted above. The Vesting Tentative Subdivision Map has been analyzed and found to be consistent with the City of Lincoln Municipal Code, Section 17.18.20 and 17.18.40 governing the approval of vesting tentative maps. The Vesting Tentative Subdivision Map has also been analyzed and found to be consistent with City of Lincoln improvement standards and the Village 7 Specific Plan as amended.

Based on the above analysis, the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the Village 7 EIR. As noted above, the EIR considered cumulative impacts of the project; the circumstances under which development in the Village 7 Specific Plan area will be undertaken have not substantially changed such that new or more severe impacts would occur. For these reasons, pursuant to CEQA Guidelines Sections 15182 and 15162, no further environmental analysis is required.

Placer County Airport Land Use Commission Determination

Portions of the Village 7 Specific Plan, including some lands affected by the proposed amendments, are located within Zone D of the Lincoln Regional Airport Land Use Compatibility Plan (ALUCP). The amendments considered within the proposed project include a Specific Plan Amendment which constitutes a rezoning of land. Prior to City Council approval of any rezone of land within a designated ALUCP Zone, the Village 7 Specific Plan Amendment must be reviewed for compatibility with ALUCP by the Placer County Airport Land Use Commission (ALUC).

On September 28, 2016 the Placer County ALUC conducted a public hearing to review the proposed Village 7 Specific Plan amendments and did determine that the requested amendments are consistent with the 2014 ALUCP based on the fact that the overall density of uses and the character of uses would remain essentially unchanged from the currently approved Village 7 Specific Plan which had previously been found to be consistent with the ALUCP. Based on this determination no further review of the proposed project for Airport Land Use Compatibility Plan is required. Documentation of the ALUCP determination is provided as Attachment 8 of this report.

Planning Commission Review

The Planning Commission held a duly noticed public hearing to consider the Village 7 Phase 1 Vesting Tentative Subdivision Map and associated Village 7 amendments on September 21, 2016. During this meeting the Commission general comments on the project that included:

- Overall support for the project amendments.
- Concern by a Commissioner regarding the use of roundabouts.
- Question by a Commissioner on whether the City is still supportive of alley loaded homes given recent project amendments.

The Commission accepted public testimony on the project and the primary concern noted was the interface between Village 7 and the Sorrento project immediately east of the project and north of Ferrari Ranch Road. Specifically, the current Specific Plan designated Medium Density Residential at the eastern edge of Village 7 in this area and the proposed amendments designated High Density Residential in this area. Residents of Sorrento expressed concerns over negative impacts of the High Density housing on their neighborhood. Having learned of this concern prior to the Planning Commission meeting, the applicants revised their proposal to restore the Medium Density Residential along the edge of the project adjacent to Sorrento and this change has been incorporated into the project that is now before the City Council.

Following this discussion, on September 21, 2016 the Planning Commission voted 4-0-0 to recommend the City Council support all requested actions with the exception of the proposed Vesting Tentative Subdivision Map (VTSM). The Planning Commission identified revisions to the VTSM Conditions of Approval and noted that they had not had an adequate opportunity to review the VTSM exhibits. Therefore, the Commission continued the review of the VTSM to September 28, 2016.

Based on Commission direction, staff prepared amended VTSM Conditions that provided the documentation requested by the Commission. On September 28, 2016 the Commission further reviewed the VTSM and directed several minor corrections to the

VTSM Conditions, after which the Commission voted to recommend the City Council approved the VTSM.

SUBSEQUENT ACTIONS:

The Village 7 Phase 1 project will require various actions before development may commence. Key subsequent actions include the following:

Approval of Final Map

City approval of Final Maps is required before maps may be recorded and the parcels shown on the Tentative Subdivision Map may actually be created. In considering the Final Map, the City is primarily concerned with consistency with the Tentative Subdivision Map.

Specific Development Plan/Development Permit

Details of project design will be defined in the Specific Development Plan/Development Permit, including refined plans for project entry points, details of landscape plans and review of proposed architectural plans.

FISCAL IMPACT:

The proposed Phase 1 development would result in the construction of a 539 new single family homes within the City of Lincoln. This would benefit the City and the community by providing direct contributions to fund needed public infrastructure and by attracting new residents to the City that will support local businesses. Phase 1 development is required to fund the significant initial infrastructure costs associated with commencing development in the Specific Plan. The infrastructure that will serve Phase 1 development will also serve future development phases that are anticipated to provide commercial uses that will serve Lincoln residents and will generate additional revenues for the City.

The Specific Plan and the VTSM Conditions of Approval will assure that development in Village 7 generally and development of Phase 1 specifically will be at least revenue neutral. Village 7 at buildout will require supplemental annual special tax revenues, in the form of a Mello-Roos Community Facilities District (CFD) special tax, to maintain fiscal neutrality for the City. Through the combination of project conditions of approval and requirements of the Village 7 Development Agreement, the City will assure that adequate funding is provided by the future residents of Village 7 to fund City services.

CONCLUSION:

Approval of the proposed project would allow Lewis Communities to proceed with construction within the Village 7 Specific Plan. Specifically, the proposed project would make relatively minor amendments to the General Plan, the Village 7 Specific Plan and the Village 7 GDP that are required to approve the proposed Phase 1 Vesting Tentative Subdivision Map. The applicant has stated that these amendments are necessary to allow housing types that are consistent with current market demand. Based upon the analysis completed for this project application, staff supports the requested amendments and project approvals.

ALTERNATIVES:

The City Council may approve as proposed, approve with revisions, or deny approval of the project. Approval of the entitlements requested by the applicant would allow the applicant to proceed with the first phase of development within the Village 1 Specific Plan.

Should the City Council direct modifications to the project, staff would request that changes be specific and clear in order to allow staff to clearly document the City Council's direction.

The City Council is not obligated to make a decision. If the Council feels critical information is missing or has questions that cannot be addressed, the project may be continued to a future City Council meeting.

ATTACHMENTS:

1. Resolution 2016-_____ (CEQA Analysis)
2. Resolution 2016-_____ (General Plan Amendment)
3. Resolution 2016-_____ (Specific Plan Amendment)
4. Ordinance No. 2016-_____ (General Development Plan Amendment)
5. Resolution 2016-_____ (Vesting Tentative Subdivision Map)
6. Ordinance No. 2016-_____ (Development Agreement Amendment)
7. Placer County ALUC Determination – September 28, 2016

CITY COUNCIL
RESOLUTION NO. 2016- _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN DETERMINING
NO FURTHER CEQA ANALYSIS IS REQUIRED FOR THE VILLAGE 7 SPECIFIC
PLAN AMENDMENTS (2016) PROJECT

Recitals

WHEREAS, the City of Lincoln has received an application to amend the Village 7 Specific Plan and approve a Phase 1 Vesting Tentative Subdivision Map (Project) that includes requests for: General Plan Amendment; Specific Plan Amendment; General Development Plan Amendment; Vesting Tentative Subdivision Map Approval; and, Development Agreement Amendment; and

WHEREAS, the Project is located entirely within the previously approved Village 7 Specific Plan project and potential environmental impacts of that project were analyzed in the Environmental Impact Report for the Village 7 Specific Plan Project ("EIR"; SCH No. 2005062001); and

WHEREAS, prior to adoption of the proposed General Plan Amendments, the City Council adopted Resolution No. 2010-095, making findings concerning Mitigation Measures, adopting a Mitigation Monitoring and Reporting Program, making findings concerning Alternatives and adopting a Statement of Overriding Considerations in Accordance with the California Environmental Quality Act for the Village 7 Project Final Environmental Impact Report ("EIR"), (the "CEQA Resolution"); and

WHEREAS, all mitigation measures identified within the previously certified EIR shall remain applicable to the proposed Project; and

WHEREAS, the mitigation measures provided within the previously certified Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001), have been imposed on and incorporated into the Project and will mitigate or avoid significant environmental effects; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Sections 15182 and 15162 specify the type of documentation required when changes are proposed to a previously approved project; and

WHEREAS, the Project will not result in an increase in the amount or intensity of development within the Village 7 Specific Plan area; and

WHEREAS, the Project will not modify the location of or area of land disturbance and will retain all lands previously anticipated to be preserved and undisturbed as analyzed in the EIR; and

WHEREAS, the Project was evaluated within the *Environmental Documentation for the Proposed Village 7 Specific Plan Amendments (2016)* (Exhibit 1.1) that documents the City's analysis of the project as described herein; and

Attachment 1

Resolution 2016-_____, Page 2

WHEREAS, the firm Fehr & Peers Associates prepared the *Focused Traffic Analysis of Proposed Village 7 Specific Plan Land Use Change, August 2016* (Exhibit 1.2) which determined that traffic under the proposed project would function at an acceptable level (LOS C); and

WHEREAS, there is no evidence that implementation of the Project would result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on September 21, 2016 vote to recommend the City Council determine no further analysis under CEQA is required for the proposed Village 7 Specific Plan actions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY MAKE THE FOLLOWING DETERMINATIONS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001) shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

Section 3. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162 and the documentation provided in Exhibit 1, Environmental Documentation for the Village 7 Specific Plan Amendments (2016) Project, no further analysis of the Village 7 Project is required.

PASSED AND ADOPTED THIS ____ day of December, 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

CITY COUNCIL RESOLUTION NO. 2016-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING A
GENERAL PLAN AMENDMENT FOR THE
VILLAGE 7 SPECIFIC PLAN AMENDMENTS (2016) PROJECT

Recitals

WHEREAS, the City of Lincoln adopted the 2050 General Plan on March 25, 2008 by Council Resolution Number 2008-048; and

WHEREAS, Government Code Section 65358 provides for the amendment of all or part of an adopted general plan; and

WHEREAS, the City has complied with the requirements of the Local Planning Law (Government Code section 65300 et seq.), the current State of California General Plan Guidelines, and the City's applicable ordinances and resolutions with respect to approval of the proposed General Plan Amendments; and

WHEREAS, pursuant to Government Code Section 65090, notice of the City Council's hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, the City Council has reviewed the request to amend the Village 7 Specific Plan Land Use Plan and by City policy and practice such Specific Plan Land Use Diagram shall be reflected on the General Plan Land Use and Circulation Diagram; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 9, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City Council has determined that no further review under CEQA is required because the analysis in the Final EIR adequately addressed the impacts of the project as modified, the mitigation measures identified in the Final EIR have been imposed on and incorporated into the Village 7 project and the Village 7 project will not increase the density or intensity of the Village 7 Specific Plan or allow a change or increase in the areas or amounts of land subject to development and therefore, the project does not have the potential to increase the significance of previously identified impacts or create any new significant impacts; and

WHEREAS, the City Council has reviewed the proposed Village 7 Specific Plan Land Use Plan that will direct the amendment of the General Plan Land Use and Circulation Diagram and conducted a public hearing to consider such amendments; and

WHEREAS, the City of Lincoln has conducted and concluded consultations with affected Native American Tribes as required under Senate Bill (SB) 18; and

WHEREAS, the Placer County Airport Land Use Commission did on September 28, 2016 determine that the proposed amendments to the Village 7 Specific Plan and

Attachment 2

Resolution 2016-_____, Page 2

the City of Lincoln General Plan are consistent with the Lincoln Regional Airport Land Use Compatibility Plan; and

WHEREAS, on September 21, 2016 the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony voted to recommend the City Council approve the proposed General Plan amendment associated with the Village 7 Specific Plan actions.

WHEREAS, the City Council has conducted a duly noticed public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. This Resolution incorporates, and by this reference makes a part hereof, previously approved conditions of approval and mitigation measures associated with the previously approved Village 7 Specific Plan, and affirms the applicability of such conditions of approval and mitigation measures to the Amended Village 7 Project.

Section 3. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2016-_____, the evidence in the Staff Report and its attachments, the City Council hereby directs that the City of Lincoln General Plan Land Use and Circulation Diagram be amended to reflect the proposed amendments associated with the Village 7 Specific Plan Project.

PASSED AND ADOPTED THIS ____ day of December, 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AMENDING THE
VILLAGE 7 SPECIFIC PLANRecitals

WHEREAS, the City of Lincoln approved the Specific Plan for the Village 7 area on June 8, 2010, Resolution No. 2010-096.

WHEREAS, the City of Lincoln has received an application requesting amendments to the Village 7 Specific Plan; and

WHEREAS, the Project has also requested an amendment to the City of Lincoln General Plan that would, if approved, result in General Plan consistency for the proposed Project and the associated Specific Plan Amendments; and

WHEREAS, the City Council has considered the entire set of entitlements associated with the Village 7 Specific Plan Amendments and has found them to be consistent with the broad goals and intent of the City of Lincoln General Plan; and

WHEREAS, the City Council has determined that no further review under CEQA is required given the analysis completed within the Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001), that the mitigation measures identified in the Final EIR have been imposed on and incorporated into the Village 7 Project, that the Village 7 project will not increase the density or intensity of the Village 7 Specific Plan or allow a change or increase in the areas or amounts of land subject to development and therefore, the project does not have the potential to increase the significance of previously identified impacts or create any new significant impacts; and

WHEREAS, the proposed project retains the major design elements of the Village 7 Specific Plan, including: well-defined public realm; integration of built and unbuilt environments; diversity of overall Specific Plan uses; and, development scaled for pedestrian circulation; and

WHEREAS, the projects relationship to preserved wetlands and natural resources and the preservation and enhancement of such resources is essentially unchanged from the current Specific Plan; and

WHEREAS, the proposed project retains the major elements of the Specific Plan, including the Village Center, defined residential neighborhoods, open space and public/civic spaces; and

WHEREAS, the proposed project does not alter the total number of dwellings within the Specific Plan. The shift of 95 dwellings into the Village Center may improve the overall function of this core community district; and

WHEREAS, the proposed project retains all major pedestrian and bicycle facilities envisioned within the Village 7 Specific Plan; and

WHEREAS, the proposed project supports the transit services that are anticipated for Ferrari Ranch Road and Central Boulevard. The increase in residential dwellings in the Village Center supports the density required for transit ridership; and

WHEREAS, the consolidation of the four mini-parks of Neighborhoods 3 and 4 into two larger mini-parks retains the intent of the Specific Plan to place parks at neighborhood entrances and to place parks in close proximity to all residents; and

WHEREAS, public facilities such as water, sewer, drainage and other utilities will be essentially unaffected by the proposed project. The requested amendments will very likely result in construction commencing sooner in Village 7, providing key community infrastructure sooner than would occur under the current Specific Plan; and

WHEREAS, the Placer County Airport Land Use Commission did on September 28, 2016 determine that the proposed amendments to the Village 7 Specific Plan are consistent with the Lincoln Regional Airport Land Use Compatibility Plan; and

WHEREAS, on September 21, 2016 the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony did vote to recommend the City Council approve the proposed Village 7 Specific Plan amendments; and

WHEREAS, the City Council has reviewed proposed amendments to the Village 7 Specific Plan (provided as Exhibit 3.1) and has conducted a duly noticed public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. This Resolution incorporates, and by this reference makes a part hereof, previously approved conditions of approval and mitigation measures associated with the previously approved Village 7 Specific Plan Project, and affirms the applicability of such conditions of approval and mitigation measures to the amended Village 7 Specific Plan Project.

Section 3. Based on the findings set forth in this Resolution and the evidence in the Staff Report and its attachments, the City Council hereby approves the requested amendments to the Village 7 Specific Plan as identified in the attached Exhibit 3.1.

PASSED AND ADOPTED this ____ day of December, 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL
AMENDING THE GENERAL DEVELOPMENT PLAN OF THE VILLAGE 7 PROJECT

Recitals

WHEREAS, the City of Lincoln adopted Ordinance No. 847B on June 8, 2010 approving the Village 7 Project General Development Plan ("GDP"); and

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for the review and amendment of General Development Plans; and

WHEREAS, the City has received a request to amend the Village 7 Project GDP in conjunction with other amendments and entitlements requested for the Village 7 project ("Project"); and

WHEREAS, notices describing the proposed Project and the time and place of the City Council hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners pursuant to Section 18.92 of the Lincoln Municipal Code; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 9, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City Council has determined that no further environmental review is required because the Final EIR adequately addressed the impacts of the proposed Project, the mitigation measures identified in the Final EIR have been imposed on and incorporated into the proposed Project, and the proposed Project will not increase the density or intensity of the Village 7 Specific Plan or allow a change or increase in the areas or amounts of land subject to development and, therefore, the proposed Project does not have the potential to increase the significance of previously identified impacts or create any new significant impacts; and

WHEREAS, the proposed Project retains the features of "traditional neighborhood design" identified in the GDP, including: distinct neighborhoods; defined natural features; parks that serve as gathering places; gridded streets; and permeable edges and green features (open space); and

WHEREAS, the proposed Project retains the mobility features of the GDP, including: Central Boulevard as a Complete Street; pedestrian and bicycle facilities with both on- and off-street routes and connections; and pedestrian and bicycle connections to schools, parks, and open space areas; and

WHEREAS, the proposed Project retains the parks and open space features of the GDP, including: backbone green infrastructure; parks that serve each residential neighborhood; parks at the entries of neighborhoods; an integrated open space network; and access points along the open space network. Parks within the Project would be consolidated to improve

programming flexibility and reduce maintenance costs. All homes remain within 660 feet (1/8 mile) of a Neighborhood Park; and

WHEREAS, the proposed Project retains the Village Center as described in the GDP, with the following adjustments: increase of 95 dwelling units (contributes to density of this core Project feature) and provision for Conceptual Development Plan added to assure the Village Center meets City expectations; and

WHEREAS, the proposed Project modifies various aspects for Neighborhoods 3 and 4 as described in the GDP. The overall configuration of these neighborhoods remains consistent with the GDP, but the housing product types are modified. Neighborhood Design sections for Neighborhood 3 (pages 3-22 through 3-24) and Neighborhood 4 (pages 3-25 through 3-27) have been amended accordingly; and

WHEREAS, the GDP as amended by the proposed Project is consistent with the 2050 General Plan; and

WHEREAS, on September 21, 2016 the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony recommended the City Council approve the proposed Village 7 GDP amendments; and

WHEREAS, the City Council has reviewed proposed amendments to the GDP (described in the attached Exhibit 4.1) and has conducted a duly noticed public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY APPROVE THE AMENDMENT TO THE GDP FOR THE LEWIS PROPERTY AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. This Ordinance incorporates, and by this reference makes a part hereof, previously approved conditions of approval and mitigation measures associated with the previously approved Village 7 Project GDP, and affirms the applicability of such conditions of approval and mitigation measures to the amended Village 7 Project GDP.

Section 3. Based on the findings set forth in this Ordinance and the evidence in the staff report, the City Council does hereby amend the Village 7 GDP as described in the attached Exhibit 4.1.

Section 4. In accordance with CEQA, the City certified the Village 7 Specific Plan EIR in June, 2010 (SCH No. 2005062001) and the proposed Project amending the GDP will not result in any new significant impacts or increase the severity of any impacts identified in the Village 7 EIR and, therefore, is exempt from further environmental review pursuant to Government Code section 65453, Public Resources Code section 21166, and CEQA Guidelines sections 15182 and 15162.

Section 5. If any article, section, subsection, paragraph, sentence, clause or phrase of this ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 6. This ordinance shall take effect thirty (30) days after the adoption, and shall be published once within fifteen (15) days of its passage in the *Lincoln News Messenger*, a newspaper of general circulation, published and circulated in the City of Lincoln, County of Placer, and thenceforth and thereafter shall be in full force and effect.

PASSED AND ADOPTED THIS ____day of December, 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

CITY COUNCIL
RESOLUTION NO. 2016 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVING THE VESTING TENTATIVE SUBDIVISION MAP FOR PHASE 1 OF THE
VILLAGE 7 SPECIFIC PLAN

Recitals

WHEREAS, the City of Lincoln approved the Village 7 Specific Plan on June 8, 2010, Resolution No. 2010-096; and

WHEREAS, the City of Lincoln has received an application requesting approval of the Phase 1 Vesting Tentative Subdivision Map (VTSM) within the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 9, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City Council has determined that no further review under CEQA is required because the Final EIR adequately addressed the impacts of the project as modified, the mitigation measures identified in the Final EIR have been imposed on and incorporated into the Village 7 project, and the Village 7 project will not increase the density or intensity of the Village 7 Specific Plan or allow a change or increase in the areas or amounts of land subject to development and therefore, the Project does not have the potential to increase the significance of previously identified impacts or create any new significant impacts; and

WHEREAS, the applicant has provided: Preliminary utility, sewer, water, storm drain and road plans; Preliminary grading plans; Information on the uses to which the parcels will be put; Traffic circulation and impact; and, Flood control and impact (Lincoln Municipal Code Section 17.18.040); and

WHEREAS, the VTSM must be consistent with the General Plan and the Village 7 Specific Plan and GDP, as amended (Lincoln Municipal Code Section 17.18.020); and

WHEREAS, the Neighborhood 3 portion of the Phase 1 VTSM is designated Village Medium Density Residential (VMDR) under the proposed Specific Plan amendment. The proposed density of Neighborhood 3 is 7.53 dwellings per acre. The allowed density within the VMDR designation is 6.0 to 12.9 dwellings per acre; and

WHEREAS, the Neighborhood 4 portion of the Phase 1 VTSM is designated Village Low Density Residential (VLDR) under the proposed Specific Plan amendment. The proposed density of Neighborhood 4 is 5.38 dwellings per acre. The allowed density within the VLDR designation is 3.0 to 5.9 dwellings per acre; and

WHEREAS, the proposed VTSM has been reviewed for consistency with the Village 7 Specific Plan and General Development Plan and, subject to proposed amendments, has been found to be consistent with the Specific Plan and General Development Plan; and

WHEREAS, the project must comply with the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32). Project Conditions of Approval ensure that future development would be consistent with City regulations and that no building permits will be issued that would place structures within the FEMA designated 100-year floodplain; and

WHEREAS, a comprehensive set of Conditions of Approval (COA's) have been prepared for the Village 7 Phase 1 VTSM that will ensure the orderly development of this first phase of the Village 7 Specific Plan; and

WHEREAS, on September 28, 2016 the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony voted to recommend the City Council approve the proposed Village 7 Phase 1 VTSM; and

WHEREAS, the City Council has conducted a duly noticed public hearing to consider the proposed Village 7 Specific Plan, Phase 1 Vesting Tentative Subdivision Map.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. This Resolution incorporates, and by this reference makes a part hereof, previously approved conditions of approval and mitigation measures associated with the previously approved Village 7 Specific Plan Project, and affirms the applicability of such conditions of approval and mitigation measures to the amended Village 7 Project and the associated Vesting Tentative Subdivision Map.

Section 3. Based on the findings set forth in this Resolution, the CEQA Resolution No. 2016-_____, the evidence in the Staff Report and its associated attachments, the City Council approves the proposed Village 7 Phase 1 Vesting Tentative Subdivision Map as depicted on Exhibit 5.1 and subject to the Conditions of Approval identified in Exhibit 5.2.

PASSED AND ADOPTED THIS ____ day of December, 2016, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Mayor

ATTEST:

City Clerk

ORDINANCE _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN
APPROVING THE ADOPTION OF THE FIRST AMENDMENT TO THE DEVELOPMENT
AGREEMENT BY AND BETWEEN THE CITY OF LINCOLN, A MUNICIPAL CORPORATION
AND LINCOLN LAND HOLDINGS, LLC

Recitals

WHEREAS, Section 65864, et seq. of the California Government Code provides for preparation and adoption of amendments to development agreements; and

WHEREAS, the City of Lincoln ("City") and Lincoln Land Holdings, LLC ("Developer") entered into a Development Agreement concerning the development known as Lewis Property on August 23, 2013, recorded on October 18, 2013, in the Official Records of Placer County, as Document number 2013-0099597-00 ("Development Agreement"); and

WHEREAS, the Development Agreement vests the following entitlements: a General Plan Amendment, Resolution No. 2010-096, dated June 8, 2010; Village 7 Specific Plan, Resolution No. 2010-097, dated June 8, 2010; Rezoning, Ordinance No. 846B, dated June 8, 2010; General Development Plan, Ordinance No. 847B, dated June 8, 2010; Large Lot Vesting Tentative Parcel Map, Resolution No. 2010-098, dated June 8, 2010; and

WHEREAS, Developer seeks to modify the General Plan, Specific Plan, and General Development Plan (collectively referred to as "Specific Plan Amendments") to consolidate residential and park uses within Phase 1 of the Specific Plan Area while maintaining a consistent number of dwelling units in the Specific Plan; and

WHEREAS, the City's Community Development Director has determined that the Specific Plan Amendments are substantial amendments pursuant to section 1.8(b) of the Development Agreement and require the parties to execute a First Amendment to the Development Agreement ("First Amendment"); and

WHEREAS, notice describing the proposed First Amendment was sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code and Government Code section 65091(a); and

WHEREAS, the City certified the Village 7 Specific Plan Environmental Impact Report ("EIR") in June, 2010 (SCH No. 2005062001) and the proposed First Amendment will not result in any new significant impacts or increase the severity of any impacts identified in the Village 7 EIR; and

WHEREAS, the Planning Commission has reviewed the First Amendment to the Development Agreement, conducted a public hearing, and recommended approval.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY APPROVE THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH LINCOLN LAND HOLDINGS, LLC, AS FOLLOWS:

Section 1. Incorporation. This Ordinance incorporates, and by this reference makes a part hereof, that certain First Amendment to the Development Agreement by and between the City of Lincoln and Lincoln Land Holdings, LLC, relative to the development of Lewis Property on certain real property consisting of approximately 514.6 acres located in the City of Lincoln, in the area generally west of State Highway 65, south of Auburn Ravine.

Section 2. Development Agreement Findings. Pursuant to Section 18.84.070 of the City of Lincoln Municipal Code, the City Council finds and determines as follows:

a. The First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan. The land uses shown on the Land Use Diagram of the First Amendment maintain open space and buffer areas (Policy LU-1.4) between development projects and significant water courses, riparian vegetation, and wetlands and promotes the use of development patterns that are relatively compact (Policy LU-1.8) and use space in an efficient but aesthetic manner to promote more walking and biking. The Land Use Diagram provides a variety of residential land designations to meet the current needs of the City, consistent with Policy LU-2.6 and includes a range of residential densities. It provide residents the option of walking and bicycling along Ingram Slough and open space areas or using transit along Ferrari Ranch Road or Central Boulevard consistent with General Plan policies LU 1.6, Goal T-5, and related policies. The Development Agreement promotes the retention of natural open spaces, greenbelts, and the provision of adequate parks, and the First Amendment retains these elements.

b. The First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the Village 7 Specific Plan ("Specific Plan") because it retains the major design elements of the Specific Plan relationship to preserved wetlands and natural resources, the Village Center, defined residential neighborhoods, open space and public/civic spaces. The First Amendment does not alter the total number of dwellings within the Specific Plan; retains all major pedestrian and bicycle facilities envisioned within the Village 7 Specific Plan; supports the transit services that are anticipated for Ferrari Ranch Road and Central Boulevard; places parks at neighborhood entrances and to place parks in close proximity to all residents; does not modify public facilities such as water, sewer, drainage, and other utilities; and will be essentially unaffected by the proposed project.

c. The First Amendment to the Development Agreement is compatible with the uses authorized by the Village 7 General Development Plan ("GDP") because the proposed project retains the features of "traditional neighborhood design" identified in the GDP, the mobility features of the GDP, the parks and open space features of the GDP, generally retains the Village Center as described in the GDP and retains the overall configuration of Neighborhoods within the GDP.

d. The First Amendment to the Development Agreement conforms to public convenience, general welfare, and good land use practices in furtherance of orderly planning efforts.

e. The First Amendment to the Development Agreement will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole.

f. The First Amendment will not adversely affect the orderly development of property or the preservation of property values. The Development Agreement as amended by the First Amendment will promote the orderly development of the Lewis Property through a flexible phasing plan which is tied to the provision of supporting infrastructure capacity and the construction of off-site infrastructure improvements, consistent with the General Plan Public Facilities Element. The Development Agreement as amended provides for the construction of roadways to provide improved access to the Project and adjacent properties, and the extension of utilities and infrastructure such as water, sanitary sewer and storm drain facilities necessary to accommodate the Project. The Development Agreement as amended is expected to increase the general value of the Lewis Property and surrounding properties by providing for the development of its designated land uses and public amenities, consistent with the General Plan and General Development Plan for Lewis Ranch.

g. The Development Agreement as amended by the First Amendment is consistent with the provisions of Government Code sections 65864 through 65869.5 because it will vest development rights and assurances to Lincoln Land Holdings, LLC which has a legal and equitable interest in the Lewis Property, and will ensure that Lincoln Land Holdings, LLC will be able to proceed with the development of the Lewis Property in accordance with the City's rules, regulations, and official policies in effect on the effective date of the Development Agreement, subject to the conditions of approval. The Development Agreement as amended by the First Amendment will assist Lincoln Land Holdings, LLC in the development of the Lewis Property by reducing economic costs of development.

Section 3. Approval. Based on the findings set forth in this ordinance, and the evidence in the Staff Report and accompanying documents, Planning Commission recommendations, and public testimony, the City Council approves the First Amendment to the Development Agreement, substantially in the form on file with the City, subject to such language and clarifying changes consistent with the terms thereof as may be approved by the City Attorney prior to execution thereof.

Section 4. CEQA. In accordance with California Environmental Quality Act ("CEQA"), the City certified the Village 7 Specific Plan EIR in June, 2010 (SCH No. 2005062001) and the proposed First Amendment will not result in any new significant impacts or increase the severity of any impacts identified in the Village 7 EIR and therefore is exempt from further environmental review pursuant to Government Code section 65453, Public Resources Code section 21166; CEQA Guidelines sections 15182 and 15162; and

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of this ordinance. The City Council of the City hereby declares that it would have passed this ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 6. Effective Date and Publication. This ordinance shall take effect thirty (30) days after the adoption, and shall be published once within fifteen (15) days of its passage in the *Lincoln News Messenger*, a newspaper of general circulation, published and circulated in the City of Lincoln, County of Placer and thenceforth and thereafter shall be in full force and effect.

PASSED AND ADOPTED this ____ day of December, 2016 by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

MAYOR

ATTEST

City Clerk

September 12, 2016

Matt Wheeler, Community Development Director
CITY OF LINCOLN
600 Sixth Street
Lincoln, CA 95648

**RE: ENVIRONMENTAL DOCUMENTATION FOR THE PROPOSED VILLAGE 7 SPECIFIC PLAN
AMENDMENTS (2016)**

Dear Mr. Bermudez:

Michael Baker reviewed the proposed actions associated with the Village 7 Specific Plan Amendments and associated Phase 1 Vesting Tentative Map to determine the appropriate level of environmental review required under the California Environmental Quality Act (CEQA). As documented below, Michael Baker determined that additional environmental review is not required.

Village 7 Specific Plan Background

The Village 7 Specific Plan Environmental Impact Report (SCH No. 2005062001) analyzed the project-specific and cumulative physical impacts of development of 3,285 residential units and 125,000 square feet of commercial development in the Village 7 Specific Plan area, which includes the project site. The EIR is a Program EIR and Project EIR, pursuant to CEQA Guidelines Sections 15168 and 15161. A Program EIR can be prepared on a series of actions that can be characterized as one large project and are related. A Project EIR examines the environmental impacts of a specific project. This type of EIR focuses on the changes in the environment that would result from implementation of the project, including construction and operation. The portions of the Plan area under consideration for the current amendment were addressed at a project level in the EIR. The EIR addressed impacts related to land use and agricultural resources, population, transportation and circulation, air quality, hazardous materials, hydrology and water quality, biological resources, public services, utilities, visual resources, cultural resources, and climate change. The City approved the Village 7 Specific Plan and certified the EIR in June 2010. As part of the project approval, the City adopted a Mitigation Monitoring and Reporting Program (MMRP), which includes all mitigation measures identified in the EIR and Initial Study. All subsequent projects within the Specific Plan area would be responsible for implementing all applicable mitigation contained in the MMRP.

Legal Standards

Pursuant to CEQA Guidelines Section 15182, a public agency need not prepare an EIR or negative declaration for a residential project that conforms to a specific plan for which an environmental document has been prepared. CEQA Guidelines Section 15182 specifically states:

15182. RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN

- (a) Exemption. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.
- (b) Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments.
- (c) Limitation. This section is subject to the limitation that if after the adoption of the specific plan, an event described in Section 15162 should occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.
- (d) Fees. The Lead Agency has authority to charge fees to applicants for projects which benefit from this section. The fees shall be calculated in the aggregate to defray but not to exceed the cost of developing and adopting the specific plan including the cost of preparing the EIR.
- (e) Statute of Limitations. A court action challenging the approval of a project under this section for failure to prepare a supplemental EIR shall be commenced within 30 days after the Lead Agency's decision to carry out or approve the project in accordance with the specific plan.

CEQA Guidelines Section 15162 states that a subsequent environmental document is required when a project would result in new significant environmental effects or a substantial increase in the severity of significant effects identified in the original EIR or when substantial changes occur with respect to the circumstances under which the project is undertaken.

Project Description and Consistency with the Village 7 Specific Plan

The proposed project would modify the distribution of residential densities and parks within the Specific Plan area. The project would result in the transfer of single-family and multi-family residential uses as follows:

- 176 multi-family dwelling units replaced by 81 single-family dwelling units south of Ferrari Ranch Road
- 81 single-family dwelling units replaced by 176 multi-family dwelling units north of Ferrari Ranch Road

The project would not result in a net change in the number of single-family or multi-family residential units in the Specific Plan area, but only change the location of those units. The proposed project would consolidate four mini-parks assumed under the EIR into two larger mini-parks. The project also proposes a Vesting Tentative Subdivision Map that would allow creation of 539 single family residential lots.

Analysis

With the exception of open space preservation areas designated in the Specific Plan, the EIR assumed that all of the Specific Plan area would be disturbed by construction activities. Because the proposed project would not result in development of areas not previously considered for development in the EIR, the proposed project would not result in any changes related to ground-disturbing effects disclosed in the EIR. Therefore, impacts related to agricultural resources, hazardous materials, hydrology and water quality, biological resources, and cultural resources would not change from that analyzed in the EIR. Because the proposed project would not change the overall intensity of development in the Specific

Plan area, the impacts related to population, air quality, public services, utilities, and climate change would also be the same as disclosed in the EIR. While the proposed project would change the location of some of the single-family and multi-family residential development and park sites within neighborhoods would shift, no changes involve uses that are considered potentially incompatible with residential development. Development of proposed uses would remain in compliance with and subject to General Plan policies discussed in the EIR, such as those intended to prevent incompatible uses (Policy LU-2.1), mitigate land use conflicts (Policy LU-3.5), and ensure high quality appearance and harmony between existing and new uses (Goal LU-9), as well as all applicable mitigation measures contained within the EIR. Compliance with the goals, policies, and mitigation identified in the EIR would assure that the change in location of residential uses and parks would not exceed the impacts identified in the EIR.

With regard to traffic, the proposed land use transfer would not alter the total number of dwelling units in the Village 7 Specific Plan, or its external vehicular trip generation. Therefore, the proposed land use changes would not result in changes related to potential off-site traffic impacts as disclosed in the EIR. However, the change in intensity of development north and south of Ferrari Ranch Road would change the distribution of trips within the Specific Plan: the project would increase trips on the north side of Ferrari Ranch Road and decrease trips on the south side.

Fehr & Peers Associates prepared the *Focused Traffic Analysis of Proposed Village 7 Specific Plan Land Use Change* (August 2016) to evaluate changes to circulation resulting from the change in location of the single-family and multi-family residential development within the Specific Plan area. Based on this analysis, the trip generation from properties on the north side of Ferrari Ranch Road would increase by 408 trips per day, with a 408 trip per day decrease on the south side. To determine any changes to traffic operations resulting from the transfer of uses, Fehr & Peers evaluated operations at the Ferrari Ranch Road/Central Boulevard intersection, as this is the primary access to the properties located to the north and south of Ferrari Ranch Road. Fehr & Peers determined the intersection would operate at an acceptable LOS C with the proposed land use changes, and would result in a less than one second decrease in the average delay at the intersection.

Fehr & Peers also evaluated the adequacy of vehicular access to land uses located north of Ferrari Ranch Road, east of Central Boulevard, and south of Moore Road, because the proposed land use transfer would result in a net increase in dwelling units in this area. At buildout, this area would include 460 multi-family dwelling units and 87 single-family dwelling units, all of which would be accessed via two roundabouts proposed along Central Boulevard. The study determined that with the proposed project, traffic levels on Central Boulevard north of Ferrari Ranch Road would increase to approximately 8,600 vehicles per day, which can be accommodated on Central Boulevard. In addition, during the PM peak hour, the two roundabouts would accommodate approximately 375 trips (inbound and outbound) to the residential area located east of Central Boulevard. These roundabouts can accommodate this level of traffic.

The consolidation of the four mini-parks assumed under the EIR to the two mini-parks currently proposed would not substantially alter the types of uses or the intensity of uses within the mini-park sites. As neighborhood mini-parks, these facilities do not include organized sports facilities and do not generate substantial vehicular traffic. Therefore, no change to potential impacts would result from the consolidation of mini-parks within the Specific Plan area.

The proposed Vesting Tentative Subdivision Map would implement the Village 7 Specific Plan subject to the amendments noted above. The Vesting Tentative Subdivision Map has been analyzed and found to be consistent with the City of Lincoln Municipal Code, Sections 17.18.20 and 17.18.40, governing the approval of vesting tentative maps. The Vesting Tentative Subdivision Map has also been analyzed and found to be consistent with City of Lincoln improvement standards and the Village 7 Specific Plan as amended.

Based on the above analysis, the project would not result in any new significant impacts or increase the severity of any significant impacts identified in the Village 7 EIR. As noted above, the EIR considered cumulative impacts of the project; the circumstances under which development in the Village 7 Specific Plan area will be undertaken have not substantially changed such that new or more severe impacts would occur. For these reasons, pursuant to CEQA Guidelines Section 15162 and 15182, the project is exempt from further environmental analysis.

Please contact Patrick Hindmarsh at (916) 361-8384 or phindmarsh@mbakerintl.com with any questions regarding the level of analysis for the project.

Sincerely,



Patrick Hindmarsh
Project Manager

Cc: Paul Junker

FEHR & PEERS

TECHNICAL MEMORANDUM

Date: August 30, 2016

To: Matthew Wheeler – City of Lincoln
Paul Junker – Michael Baker International

From: John Gard – Fehr & Peers

Subject: *Focused Traffic Analysis of Proposed Village 7 Specific Plan Land Use Change*

RS16-3466

This memorandum documents the assumptions, methodologies, and findings of our focused traffic analysis of a proposed change in land use within the Village 7 Specific Plan. According to land use information provided by Michael Baker International, the proposed changes would result in the following transfer of land uses:

South of Ferrari Ranch Road

- 176 multi-family dwelling units replaced by 81 single-family dwelling units

North of Ferrari Ranch Road

- 81 single-family dwelling units replaced by 176 multi-family dwelling units

Trip Generation Comparison

Table 1 displays the gross trip generation of the approved Village 7 Specific Plan from Table 4.3-5 of the *Village 7 Specific Plan Project DEIR* (2009).

The proposed land use transfer would not alter the total number of dwelling units within the Village 7 Specific Plan, or its external vehicular trip generation. Therefore, the proposed land use changes would not represent any changes in conditions relating to potential off-site traffic impacts as evaluated in the *Village 7 Specific Plan Project DEIR* (2009).

However, the proposed land use changes would result in a net increase in dwelling units on the north side of Ferrari Ranch Road, with a corresponding decrease in dwelling units on the south side of Ferrari Ranch Road. **Tables 2 and 3** display the net change in vehicle trips for Village 7 properties located south and north of Ferrari Ranch Road, respectively. As shown, the trip generation of the properties on the north side would increase by about 400 trips per day, with a corresponding decrease on the south side. When compared to the project's total daily gross trip generation in Table 1, this shift represents a 1.3 percent change.

TABLE 1 APPROVED VILLAGE 7 SPECIFIC PLAN TRIP GENERATION							
Land Use	Quantity	Trip Rates			Trips		
		Daily	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour
Single-family Residential	2,513 DU	9.57	0.75	1.01	24,049	1,885	2,538
Multi-family Residential	772 DU	6.72	0.51	0.62	5,188	394	479
Elementary School	900 students	1.29	0.42	0.15	1,161	378	135
Community Center	15 ksf	22.88	1.62	1.64	343	24	25
Gross Trips					30,741	2,681	3,177
Internal Trips					3,240	478	341
External Trips					27,501	2,203	2,836
DU = dwelling units; ksf = thousand square feet. Source: Table 4.3-5 of the <i>Village 7 Specific Plan Project DEIR</i> (2009).							

TABLE 2 NET CHANGE IN LAND USE AND TRIPS SOUTH OF FERRARI RANCH ROAD							
Land Use	Quantity	Trip Rates ¹			Trips		
		Daily ³	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour
Single-family Residential	+ 81 DU	9.57	0.75	1.01	775	61	82
Multi-family Residential	- 176 DU	6.72	0.51	0.62	- 1,183	- 90	- 109
Change in Trips					- 408	- 29	- 27
¹ Source: Trip rates from Table 4.3-5 of the <i>Village 7 Specific Plan Project DEIR</i> (2009). DU = dwelling units.							

Intersection Analysis

The Ferrari Ranch Road/Central Boulevard intersection is the primary access to the properties located to the north and south of Ferrari Ranch Road (though additional accesses to the west are also provided). Page 4.3-29 of the *Village 7 Specific Plan Draft EIR* recommended lane configurations at the Ferrari Ranch Road/Central Boulevard intersection, which match lane configurations shown on the *Ferrari Ranch Road/Central Blvd. Village 7 Proposed Intersection Improvements* (Wood Rodgers, May 2015).

TABLE 3 NET CHANGE IN LAND USE AND TRIPS NORTH OF FERRARI RANCH ROAD							
Land Use	Quantity	Trip Rates ¹			Trips		
		Daily ³	AM Peak Hour	PM Peak Hour	Daily	AM Peak Hour	PM Peak Hour
Single-family Residential	- 81 DU	9.57	0.75	1.01	- 775	- 61	- 82
Multi-family Residential	176 DU	6.72	0.51	0.62	1,183	90	109
Change in Trips					408	29	27
¹ Source: Trip rates from Table 4.3-5 of the <i>Village 7 Specific Plan Project DEIR</i> (2009). DU = dwelling units.							

We analyzed cumulative PM peak hour traffic operations at this intersection based on the proposed land use changes. Refer to **Figure 1** for cumulative PM peak hour traffic forecasts and lane configurations for both scenarios.¹ Operations were analyzed using the City's updated intersection analysis methodology (i.e., recent EIRs in the City have used *Highway Capacity Manual* methods versus the "Circular 212" methodology used in the *Village 7 DEIR*). As shown on Figure 1 and in Technical Appendix A, the intersection would operate at an acceptable LOS C under both scenarios. The proposed land use changes would cause a modest (i.e., less than one second) decrease in the average delay at the intersection.

Evaluation of Access to Northern Village 7 Properties along Central Boulevard

This section evaluates the adequacy of vehicular access to land uses located north of Ferrari Ranch Road, east of Central Boulevard, and south of Moore Road. This area of the Village 7 Specific Plan is being evaluated because the proposed land use transfer would result in a net increase in dwelling units in this area. At buildout, this area would include 460 multi-family dwelling units and 87 single-family dwelling units. All units would be accessed via two roundabouts to be constructed along Central Boulevard.

According to the *Village 7 Specific Plan* (PBS&J, 2010), Central Boulevard between Ferrari Ranch Road and Moore Road would be constructed as a collector street with a typical cross-section consisting of one 12-foot travel lane and an 8-foot Class II bicycle/NEV lane in each direction separated by a 10-foot landscaped median. Each side of the street would also include a detached 10-foot multi-use bicycle/pedestrian path.

¹ The "Cumulative With Approved Village 7 Specific Plan" traffic forecasts were obtained directly from Appendix C of the *Village 7 Specific Plan Project DEIR* (2009). The traffic forecasts for the proposed land use changes were developed by applying the change in trip generation (see Tables 2 and 3) to the intersection turning movement volumes. The analysis presented here focuses only on PM peak hour conditions consistent with the approach in the Draft EIR.

This study estimates that the section of Central Boulevard directly north of Ferrari Ranch Road would accommodate approximately 8,200 vehicles per day assuming buildout of the approved Village 7 Specific Plan. This estimate considers the vehicle trips associated with the Lewis, Aitken Ranch II, and Scheiber portions of the Specific Plan as well as some trips from the 3D South residential project, which is located northeast of Village 7. This estimate also considers the other accesses that are available including Moore Road (i.e., extends north from Ferrari Ranch Road along the westerly boundary of the Specific Plan), and Sorrento Parkway (i.e., extends northwesterly from Ferrari Ranch Road through the Sorrento residential project, intersecting Moore Road near at the easterly plan area boundary). With the proposed land use transfer, traffic levels on Central Boulevard north of Ferrari Ranch Road would increase to approximately 8,600 vehicles per day.

Like most jurisdictions, the City of Lincoln does not have adopted standards relating to the volume of daily traffic that is considered acceptable on collector streets. From a capacity standpoint, Central Boulevard can accommodate a traffic volume of 8,600 vehicles per day. The lack of private driveways, presence of a divided median, and design that includes two roundabouts would allow for a smooth, continual flow of traffic along this roadway. During the PM peak hour, the two roundabouts would accommodate approximately 375 trips (inbound and outbound) to the residential area located east of Central Boulevard. Two roundabouts can comfortably accommodate this level of traffic. The following recommendations are offered:

1. If the Village Mixed-Use (VMU) parcel located in the northwest quadrant of the Ferrari Ranch Road/Central Boulevard intersection is proposed to be developed with retail uses versus its underlying residential land use designation, a detailed site access study for this property should be conducted to determine the extent to which vehicular access should (or should not) include a fourth leg to the roundabout on Central Boulevard.²
2. The design of the roundabouts should be reviewed to ensure that they can accommodate passenger vehicles, trucks, NEVs, bicyclists, and pedestrians. Common roundabout design reviews focus on: circulatory lane width, deflection angles, inscribed diameter, truck apron, splitter islands, crosswalk/yield locations, signing/stripping, landscaping heights for sight distance, and other design elements.

We hope this information is helpful. Please call or email us with any questions or comments.

² The daily traffic projections for Central Boulevard assume all access to the VMU parcel is provided from Ferrari Ranch Road consistent with the project site plan. Development of the VMU parcel with retail and full access at the roundabout on Central Boulevard would increase the daily volume on Central Boulevard (i.e., the amount of increase would depend on specific type/quantity of land use, parking layouts, access provided along Ferrari Ranch Road, etc.).

Appendix A – Technical Calculations

























Focused Traffic Analysis for Village 7 Land Use Changes

August 30, 2016

Page 6

HCM 2010 Signalized Intersection Summary
1: Central Blvd & Ferrari Ranch Rd

Cumulative with Approved Village 7 SP
Timing Plan: PM Peak Hour

























												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	120	550	200	700	400	280	180	80	300	150	80	60
Future Volume (veh/h)	120	550	200	700	400	280	180	80	300	150	80	60
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.99	1.00		1.00	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1845	1845	1845	1845	1845	1845	1845	1845	1845	1845	1845	1845
Adj Flow Rate, veh/h	130	598	35	761	435	115	196	87	248	163	87	6
Adj No. of Lanes	2	2	1	2	2	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	201	939	413	881	1637	725	233	282	645	201	249	205
Arrive On Green	0.06	0.27	0.27	0.26	0.47	0.47	0.13	0.15	0.15	0.11	0.13	0.13
Sat Flow, veh/h	3408	3505	1542	3408	3505	1553	1757	1845	1568	1757	1845	1516
Grp Volume(v), veh/h	130	598	35	761	435	115	196	87	248	163	87	6
Grp Sat Flow(s),veh/h/ln	1704	1752	1542	1704	1752	1553	1757	1845	1568	1757	1845	1516
Q Serve(g_s), s	3.3	13.1	1.5	18.6	6.6	3.7	9.5	3.7	9.7	7.9	3.7	0.3
Cycle Q Clear(g_c), s	3.3	13.1	1.5	18.6	6.6	3.7	9.5	3.7	9.7	7.9	3.7	0.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	201	939	413	881	1637	725	233	282	645	201	249	205
V/C Ratio(X)	0.65	0.64	0.08	0.86	0.27	0.16	0.84	0.31	0.38	0.81	0.35	0.03
Avail Cap(c_a), veh/h	379	1273	560	1117	2032	900	298	649	957	423	780	641
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.2	28.2	23.9	30.9	14.1	13.4	37.0	32.9	18.0	37.7	34.3	32.8
Incr Delay (d2), s/veh	3.4	0.7	0.1	5.9	0.1	0.1	15.6	0.6	0.4	7.5	0.8	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	6.4	0.6	9.5	3.2	1.6	5.6	1.9	4.2	4.3	2.0	0.1
LnGrp Delay(d),s/veh	43.6	28.9	24.0	36.8	14.2	13.5	52.6	33.5	18.3	45.2	35.1	32.8
LnGrp LOS	D	C	C	D	B	B	D	C	B	D	D	C
Approach Vol, veh/h	763			1311			531			256		
Approach Delay, s/veh	31.2			27.3			33.5			41.5		
Approach LOS	C			C			C			D		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.5	17.8	27.1	27.9	16.1	16.3	9.7	45.3				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	21.0	30.7	28.6	31.7	14.8	36.9	9.7	50.6				
Max Q Clear Time (g_c+1), s	9.9	11.7	20.6	15.1	11.5	5.7	5.3	8.6				
Green Ext Time (p_c), s	0.3	1.7	1.9	6.5	0.2	1.8	0.1	8.7				
Intersection Summary												
HCM 2010 Ctrl Delay				30.7								
HCM 2010 LOS				C								

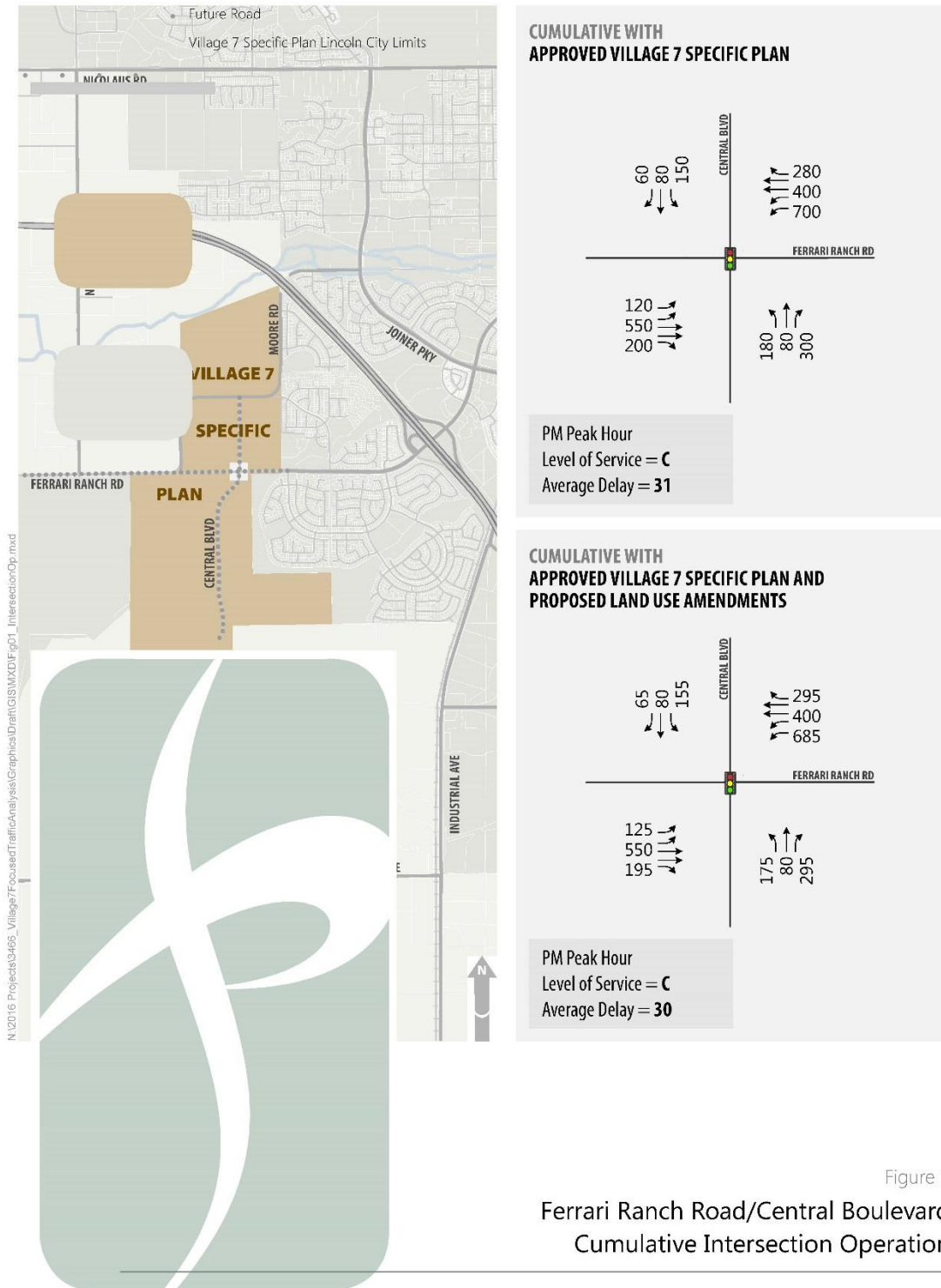
Focused Traffic Analysis for Village 7 Land Use Changes

August 30, 2016

Page 7

HCM 2010 Sig. Intersection Cumu+Approved Village 7 SP+Proposed SP Amendments
1: Central Blvd & Ferrari Ranch Rd Timing Plan: PM Peak Hour

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	550	195	685	400	295	175	80	295	155	80	65
Future Volume (veh/h)	125	550	195	685	400	295	175	80	295	155	80	65
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.98	1.00		0.99	1.00		1.00	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1845	1845	1845	1845	1845	1845	1845	1845	1845	1845	1845	1845
Adj Flow Rate, veh/h	136	598	30	745	435	132	190	87	243	168	87	12
Adj No. of Lanes	2	2	1	2	2	1	1	1	1	1	1	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	3	3	3	3	3	3	3	3	3	3	3
Cap, veh/h	209	943	415	867	1619	717	227	279	636	207	258	213
Arrive On Green	0.06	0.27	0.27	0.25	0.46	0.46	0.13	0.15	0.15	0.12	0.14	0.14
Sat Flow, veh/h	3408	3505	1542	3408	3505	1553	1757	1845	1568	1757	1845	1518
Grp Volume(v), veh/h	136	598	30	745	435	132	190	87	243	168	87	12
Grp Sat Flow(s),veh/h/ln	1704	1752	1542	1704	1752	1553	1757	1845	1568	1757	1845	1518
Q Serve(g_s), s	3.4	13.1	1.3	18.1	6.6	4.3	9.2	3.6	9.5	8.1	3.7	0.6
Cycle Q Clear(g_c), s	3.4	13.1	1.3	18.1	6.6	4.3	9.2	3.6	9.5	8.1	3.7	0.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	209	943	415	867	1619	717	227	279	636	207	258	213
V/C Ratio(X)	0.65	0.63	0.07	0.86	0.27	0.18	0.84	0.31	0.38	0.81	0.34	0.06
Avail Cap(c_a), veh/h	381	1280	563	1123	2044	905	300	653	953	425	784	645
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	39.8	28.0	23.6	30.9	14.3	13.7	36.9	32.8	18.1	37.3	33.7	32.3
Incr Delay (d2), s/veh	3.4	0.7	0.1	5.5	0.1	0.1	14.5	0.6	0.4	7.4	0.8	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	6.4	0.5	9.1	3.2	1.9	5.3	1.9	4.2	4.3	1.9	0.3
LnGrp Delay(d),s/veh	43.2	28.7	23.7	36.4	14.4	13.8	51.4	33.4	18.5	44.8	34.4	32.4
LnGrp LOS	D	C	C	D	B	B	D	C	B	D	C	C
Approach Vol, veh/h	764			1312				520		267		
Approach Delay, s/veh	31.1			26.8				33.0		40.9		
Approach LOS	C			C				C		D		
Timer	1	2	3	4	5	6	7	8				
Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	14.7	17.6	26.6	27.8	15.7	16.7	9.8	44.6				
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	21.0	30.7	28.6	31.7	14.8	36.9	9.7	50.6				
Max Q Clear Time (g_c+1), s	10.1	11.5	20.1	15.1	11.2	5.7	5.4	8.6				
Green Ext Time (p_c), s	0.3	1.7	2.0	6.6	0.2	1.8	0.1	8.8				
Intersection Summary												
HCM 2010 Ctrl Delay				30.4								
HCM 2010 LOS				C								



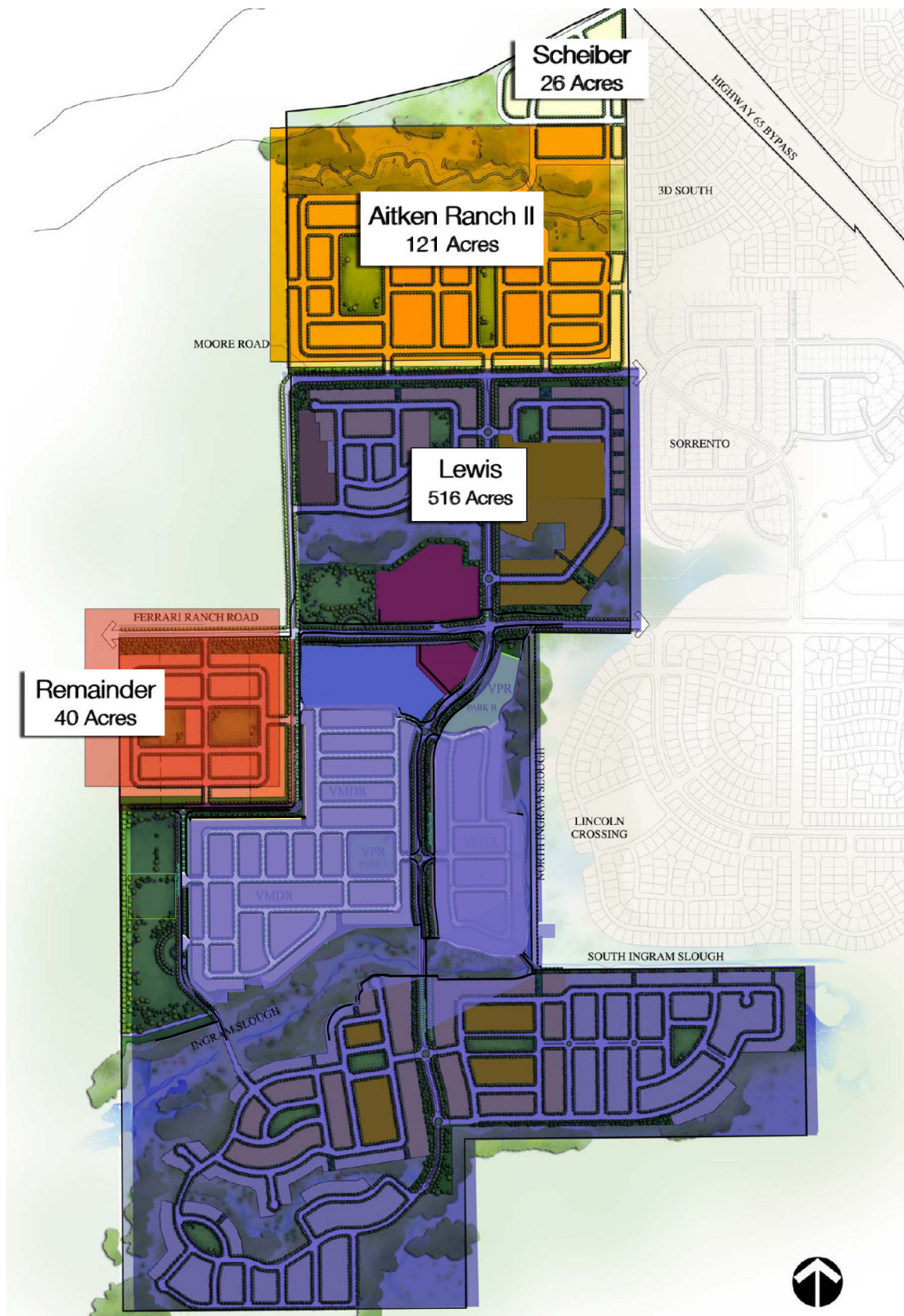


Figure 2-3: Village 7's Planning Areas



3.3.1 Village Center

A defining element of the Village 7 Specific Plan is its Village Center, a district with a mix of uses that provide public gathering spaces, civic facilities, an elementary school, active recreation amenities, retail opportunities, and housing. Sited at the crossroads of Ferrari Ranch Road and the Central Boulevard, the Village Center is centrally-located within the Specific Plan area, creating a visually-defining element for the community. The various parcels comprising



the Village Center are organized in sequence, each site having frontage along a major roadway and the extensive open space system. This configuration gives the Village Center significant accessibility for all forms of mobility, both internally between each site, and externally via roadways, linear parkways, bike paths, and pedestrian paths. Ultimately, this core strengthens Village 7's sense of place.

The Village Center provides a mixture of land uses intended to support Village 7's residents. Two Village Mixed Use sites are included in the Center's core, providing opportunities for neighborhood retail uses and a community center facility. Adjacent public uses provide opportunities for construction of parks and other public facilities and an elementary school. Finally, several high-density residential parcels are sited adjacent to the Village Center, placing goods and services in proximity to the Plan Area's higher-density residential neighborhoods.

Section

4

Land Use Plan



4.1

OVERVIEW

Village 7 consists of a mix of complementary land uses designed to achieve the Specific Plan's vision and principles for a new community, while recognizing the environmental sensitivities of the area. The mix of uses is intended to contribute to the overall residential needs of the City of Lincoln and the region, while providing additional recreation opportunities, all within a sound, sustainable, environmental footprint.

The Village 7 land use plan incorporates the design elements needed to "create community" consistent with the community design framework described in section 3.3 of this Specific Plan. It includes a blend of residential, recreational, retail, open space, and public uses, which are

Table 4-1: Village 7 Land Use Summary

Land Use		Acres	% of Total Acres	Units	% of Total Units
Residential					
VCE	Village Country Estates	4.5	0.6%	7	0.2%
VLDR	Village Low Density Residential	186.4 191.5	26.5 27.1%	1,113 1,124	33.9 34.2%
VMDR	Village Medium Density Residential	145.5 144.6	20.7%	1,393 1,382	42.4 42.0%
VHDR	Village High Density Residential	37.4	5.3%	772 ¹	23.5%
<i>Subtotal</i>		373.8 378.0	53.1 53.3%	3,285	
Commercial					
VMU	Village Mixed Use Commercial	9.2	1.3%		
VMU	Community Center	3.0	0.4%		
<i>Subtotal</i>		12.2	1.7%		
Open Space and Parks²					
VOS	Open Space Preserve	170.6 171.5	24.3 24.4%		
VOS	Linear Parkways	46.0 44.4	6.5 6.4%		
VOS	Major Paseos	5.8 5.3	0.8%		
VPR	Parks & Recreation	58.9 57.9	8.4 8.2%		
<i>Subtotal</i>		281.2 279.1	40.0%		
Public					
ES	Elementary School	12.0	1.7%		
ROW	Major Roadways	24.2 22.5	3.5 3.2%		
<i>Subtotal</i>		36.2 34.5	5.2 4.9%		
TOTAL		703.4	100%	3,285	100%

¹ Includes 202 HDR dwelling units of holding capacity for the 9.2-acre VMU parcel in the Lewis Property.

² A minimum of 40% of the gross area of each specific Planning Area must be reserved for Open Space. Each Planning Area may satisfy this requirement by identifying 40% of Open Space (includes Open Space Preserves, Linear Parkways, Major Paseos, and Parks and Recreation) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

Table 4-2: Land Use Acreages & Units by Planning Area

Land Use		Lewis Property	Aitken Ranch II Property	Scheiber Property	Remainder Area
Residential					
VCE	Country Estates	4.5 ac. 7 du	--	--	--
VLDR	Low Density Residential	106.1 111.5 ac. 617 628 du	44.5 ac. 262 du	15.9 ac. 70 du	19.9 ac. 164 du
VMDR	Medium Density Residential	116.4 115.2 ac. 1,074 1,063 du	22.8 ac. 238 du	--	6.3 ac. 81 du
VHDR	High Density Residential	37.4 ac. 772 du ¹	--	--	--
<i>Subtotal</i>		264.4 268.6 ac. 2,470 du	67.3 ac. 500 du	15.9 ac. 70 du	26.2 ac. 245 du
% of Total Residential Area Acres		71% 73%	17.8%	4.2%	6.9%
Commercial					
VMU	Village Mixed Use Comm.	9.2 ac.	--	--	--
VMU	Community Center	3.0 ac.	--	--	--
<i>Subtotal</i>		12.2 ac.	--	--	--
% of Total Planning Area Acres		2%			
Open Space and Parks²					
VOS	Open Space Preserve	121.9 122.8 ac.	38.1 ac.	10.6 ac.	--
VOS	Linear Parkway	35.5 33.9 ac.	3.0 ac.	--	7.0 ac.
VOS	Major Paseos	5.8 5.3 ac.	--	--	--
VPR	Park & Recreation	45.3 44.4 ac.	8.0 ac.	--	5.5 ac.
<i>Subtotal</i>		209.0 206.4 ac.	49.1 ac.	10.6 ac.	12.5 ac.
% of Total Planning Area Acres		40.5 40.0%	40.5%	40.0%	31.4%
Public					
ES	Elementary School	12.0 ac.	--	--	--
ROW	Major Roadways	18.3 16.7 ac.	4.8 ac.	--	1.1 ac.
<i>Subtotal</i>		30.3 28.7 ac.	4.8 ac.	--	1.1 ac.
% of Total Planning Area Acres		6.0 5.6%	4%	--	3%
TOTAL		515.9 ac. ³ 2,470 du	121.2 ac. 500 du	26.5 ac. 70 du	39.8 ac. 245 du

¹ Includes 202 VHDR dwelling units of holding capacity for the 9.2-acre VMU parcel in the Lewis Property.

² A minimum of 40% of the gross area of each specific Planning Area must be reserved for Open Space. Each Planning Area may satisfy this requirement by identifying 40% of Open Space (includes Open Space Preserves, Linear Parkways, Major Paseos, and Parks and Recreation) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

³ The Lewis Property Planning Area includes the Lewis Property of 514.6 acres and the Moore Road Triangle ROW of 1.3 acres.





Village Low Density Residential (VLDR)

Density Range:	3.0 to 5.9 dwelling units per gross acre
Applied Zoning District:	PD - Planned Development
Description:	Approximately 186 191 acres of Village 7 has been designated as Village Low Density Residential (VLDR). This acreage will yield approximately 1,113 1,124 units, or approximately 34% of the total Specific Plan's units. Single-family detached homes on standard or alley-loaded lots are anticipated, but not limited to, the primary product types.
Permitted Uses, Development Standards, and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

Village Medium Density Residential (VMDR)

Density Range:	6.0 to 12.9 dwelling units per gross acre
Applied Zoning District:	PD - Planned Development
Description:	Approximately 146 144.4 acres of Village 7 has been designated as Village Medium Density Residential (VMDR). This acreage will yield approximately 1,393 1,382 units, or approximately 42% of the total Specific Plan's units. The VMDR land use provides an opportunity to accommodate a variety of housing types. This density allows for single-family detached housing, as well as alternative detached and attached housing types. Such housing types may include, but are not limited to, standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, petite or cottage lots, garden lots, patio lots, zero-lot lines, z-shaped lots, duet/halfplex homes, brownstones, townhomes, or condominiums.
Permitted Uses, Development Standards, and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.



Village High Density Residential (VHDR)	
Density Range:	13.0 to 25.0 dwelling units per gross acre
Applied Zoning District:	PD - Planned Development
Description:	Approximately 37 acres of Village 7 has been designated as Village High Density Residential (VHDR), allowing for approximately 772 units, or 23% of the total Specific Plan's units. Attached, multi-family housing including townhomes, condominiums or apartments are anticipated, but are not limited to, the primary product types. It is possible that newer product types including detached residential units will be included as part of the VHDR area. A mix of for sale and rental opportunities may occur in the VHDR area.
Permitted Uses, Development Standards, and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.



4.5 VILLAGE MIXED USE (VMU) COMMERCIAL



4.5.1 VMU – Village Mixed Use Commercial

A 9.2-acre Village Mixed Use Commercial (VMU) parcel is located at the northwest corner of Ferrari Ranch Road and the North-South Collector on the Lewis Property. Intended to provide neighborhood-serving retail uses for Village 7's residents, this site could support up to approximately 105,000 square feet of commercial uses. In the event that this parcel does not develop with commercial uses, this site could be developed as VHDR or a mixture of VHDR and VMU.

4.5.2 VMU – Community Center

A 3-acre Village Mixed Use – Community Center (VMU) parcel is located at the southwest corner of Ferrari Ranch Road and the Central Boulevard on the Lewis Property. The parcel can provide approximately 20,000 square feet of commercial and recreation uses. A portion of this site could support up to 5,000 square feet of small-scale neighborhood-serving retail and service related uses, while the majority of the site could support up to 15,000 square feet of community center uses. During the initial development of Village 7, the community center will also serve as a new home sales and marketing center. Ultimately, the community center will provide residents within the Lewis Property with opportunities for local recreation activities such as swimming, tennis, and play areas, as well as space for community gatherings including classes, meetings, weddings, and other events.

4.5.3 Village Mixed Use Land Use Designation

The Village Mixed Use regulations are summarized below, with detailed use, development standards and design guidelines included in the Village 7 General Development Plan.

Village Mixed Use (VMU)	
Applied Zoning District:	PD - Planned Development
Description:	<p>Village 7's two Village Mixed Use (VMU) sites include one 9.2-acre site and one 3-acre site, but each has different intended uses:</p> <p>9.2-acre Parcel (Village Mixed Use Commercial): This site will yield up to approximately 105,000 square feet of commercial uses, intended to provide retail at the neighborhood level for Village 7's residents. It is anticipated that this site could support a neighborhood retail center anchored by a grocery store. If not developed with commercial uses, the site could develop as VHDR or a mix of VHDR and VMU.</p> <p>3-acre Parcel (Community Center): This site will yield up to approximately 20,000 square feet of commercial space, of which approximately 5,000 square feet could be used for retail and/or office uses and up to approximately 15,000 square feet for a community center. A portion of the site could support a mix of uses, including small-scale neighborhood-serving retail, service, and office. A larger portion of the site is anticipated to support a recreation facility, a clubhouse or "parkhouse", for residents living in the Lewis Property.</p> <p>Both VMU sites may have similar uses to those provided for by the Commercial (C) district (Zoning Ordinance Section 18.22). The types of uses envisioned could include bakery, barber shop, beauty shop, café, day care center, drug store, dry cleaners, general store, office, personal services, postal annex, stationary store, community center or parkhouse, sales office, and other neighborhood scale uses.</p>
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

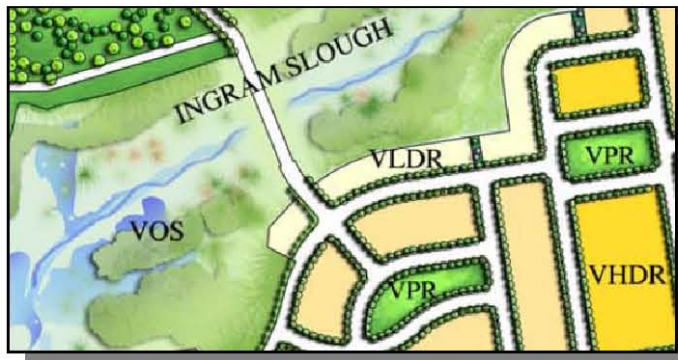
4.6 OPEN SPACE, PARKS, AND PUBLIC USES

4.6.1 Open Space, Parks, and Public Uses Concept

Forty percent (40%) of Village 7 will be devoted to open space and recreation uses with amenities designed to encourage residents to get out of their cars, play, exercise, walk, ride bikes, and generally enjoy their community. The land use plan includes sites designated for Village Open Space Preserve (VOS), Village Park and Recreation (VPR), Linear Parkways (VOS), and Major Paseos (VOS). In addition, land for an Elementary School (ES) site has been provided within Village 7. The combination of open space, parks, a school site, and public facilities is intended to provide opportunities for extended learning and continuing education for the community, reinforcing the concept of a community gathering place.

☐ Village Open Space (Preserve)

Open space, and its associated natural functions, helps shape the visual character and urban form of Village 7. Approximately ~~171~~ 171.5 acres of open space preserve areas are included in Village 7. The Specific Plan includes a broad system of public and private open space encompassing significant environmental resources such as drainages, wetlands, grasslands, and riparian woodlands. Environmentally sensitive areas are to remain in their natural condition, wherever possible, and will be enhanced to promote wildlife habitat. Open space allows for multi-use functions including passive recreation opportunities, corridors for pedestrian and bicycle trails, water quality treatment, and flood water conveyance. In addition, open space is used to help define Village 7's boundaries and neighborhood edges, as well as provide setbacks from the City's WWTRF and residential buffers from the Western Regional Sanitary Landfill.



□ Village Parks and Recreation

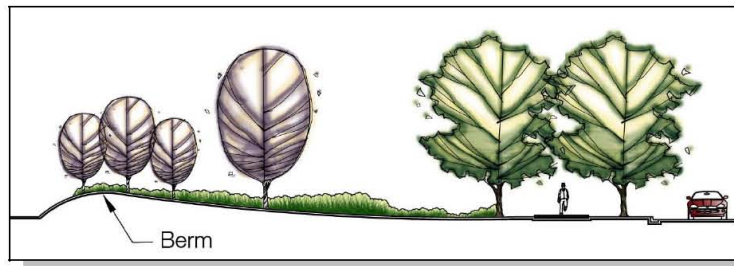
Approximately ~~59~~ 57.9 acres of park lands have been designated in Village 7. Included is a variety of community and neighborhood level parks, classified in three categories (community park, neighborhood park, and mini-park). These parks are linked to the Village 7's pedestrian/ bicycle trail loop system to provide high accessibility for residents. Parks are generally located within neighborhoods creating a local focal point and activity amenity. The placement and sizing of parks will provide a range of



recreation opportunities, passive and active, that will serve all age groups from small children to seniors, and is reflective of community need, General Plan policy, proximity to users, ability to promote joint use activities, and existence of natural resources.

□ Village Linear Parkways

Approximately ~~46~~ 45.1 acres of linear parkways are included in Village 7. These features consist of widened open space corridors along Ferrari Ranch Road, Moore Road, and the north-south collector streets. These corridors range in width from 35 to 114 feet and contain landscaping and multi-use paths that will link to Village 7's overall pedestrian and bikeway trail network and provide passive recreation opportunities.



☐ Village Major Paseos

Approximately ~~6~~ 5.3 acres of major paseos are located throughout Village 7, which strive to achieve key objectives for village-wide neighborhood connectivity. First, they provide pedestrian and bikeway linkages from the residential neighborhoods to parks, linear parkways, and open space areas. Second, they are part of larger view corridors within residential neighborhoods, providing visual linkages from the neighborhood interiors to open space areas. The width of these features will vary depending on location and adjacent uses. Paseos will include landscaping and other features appropriate to achieve their design intent.



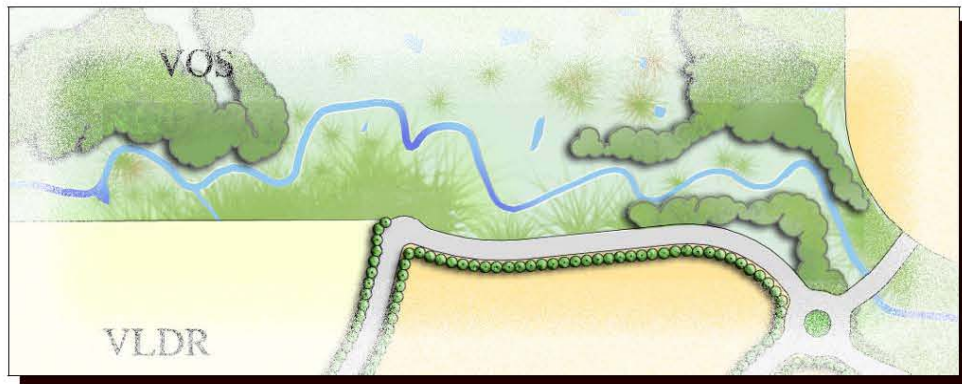
☐ Elementary School

A sense of community is reinforced in Village 7 by the inclusion of an elementary school site in the Village Center. The 12-acre site is provided in the Lewis Property planning area, which is sited ~~adjacent to~~ near a ~~1.9~~ 3.5-acre park to maximize co-location opportunities between each facility, thereby providing an outstanding educational opportunity and activity hub for the community. Together these elements help form one of the Village Center's community focal points. The elementary school will be part of the Western Placer Unified School District and will include school facilities, playgrounds, and parking lots.



4.6.2 Open Space, Parks, and Public Uses Designations

The Village 7 Specific Plan has applied five open space, parks, and public use designations: Open Space Preserve (OS), Park and Recreation (PR), Linear Parkway (OS/LP), Major Paseos (OS/MP), and Elementary School (ES). These districts are generally summarized in this section, with detailed use, development standards, and design guidelines included in each General Development Plan.



Village Open Space Preserve (VOS)	
Applied Zoning District:	PD - Planned Development
Description:	Approximately 171 acres, over 24% of Village 7, has been designated as Village Open Space (VOS) Preserve. This acreage includes drainages, wetlands and other significant environmental resources. Uses may include resource protection and enhancement, passive recreation, water quality treatment, and flood control. Additional information on open space resources is included in Section 8, Resource Management Plan.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan, Resource Agency Permits, Monitoring and Maintenance Plans, and Development CC&Rs for each planning area and City of Lincoln Zoning Ordinance.



Village Park and Recreation (VPR)

Applied Zoning District:	PD - Planned Development
Description:	Approximately 59 57.9 acres, or over 8% of Village 7, has been designated as Village Park and Recreation (VPR). Included is a community park, a neighborhood parks, and mini parks. Uses include passive recreation, active recreation, and flood control. Additional information on parks and recreation is included in Section 6, Public Services Plan.
Permitted Uses, Development Standards and Design Guidelines	Per the Village 7 General Development Plan, City of Lincoln Zoning Ordinance, and Placer County Airport Land Use Compatibility Plan (where applicable).

Village Open Space Linear Parkway (VOS/LP)	
Applied Zoning District:	PD - Planned Development
Description:	Approximately 46 45.1 acres, or nearly 7% of Village 7, has been designated as Village Open Space Linear Parkway (VOS/LP). This acreage includes the landscaped corridors along Ferrari Ranch Road, Moore Road, and the Central Boulevard, which range in width from 35 to 114 feet and include multi-use paths that link to the Village 7's pedestrian and bikeway network. Uses include passive recreation and water quality measures. Additional information on linear parkways is included in Section 6, Public Services Plan.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

Village Major Paseos (VOS/MP)	
Applied Zoning District:	PD - Planned Development
Description:	Approximately 6 5.3 acres of Village 7 has been designated as Village Major Paseos (VOS/MP). Paseos are corridors within residential neighborhoods that provide pedestrian and bikeway linkages to parks, linear parkways, and open space areas. The width of these features varies depending on the location and adjacent uses, and has landscaping and other features as outlined in the General Development Plan.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

Elementary School (ES)	
Applied Zoning District:	PD - Planned Development
Description:	A total of 12 acres has been set aside for the construction of an elementary school (ES) within Village 7. The 12-acre school site is located in the Lewis Property planning area within the Village Center. The use, design, and development of this site will be regulated by the Western Placer Unified School District. Additional information on the elementary school is included in Section 6, Public Services Plan.
Permitted Uses, Development Standards and Design Guidelines	Per the General Development Plan and City of Lincoln Zoning Ordinance.

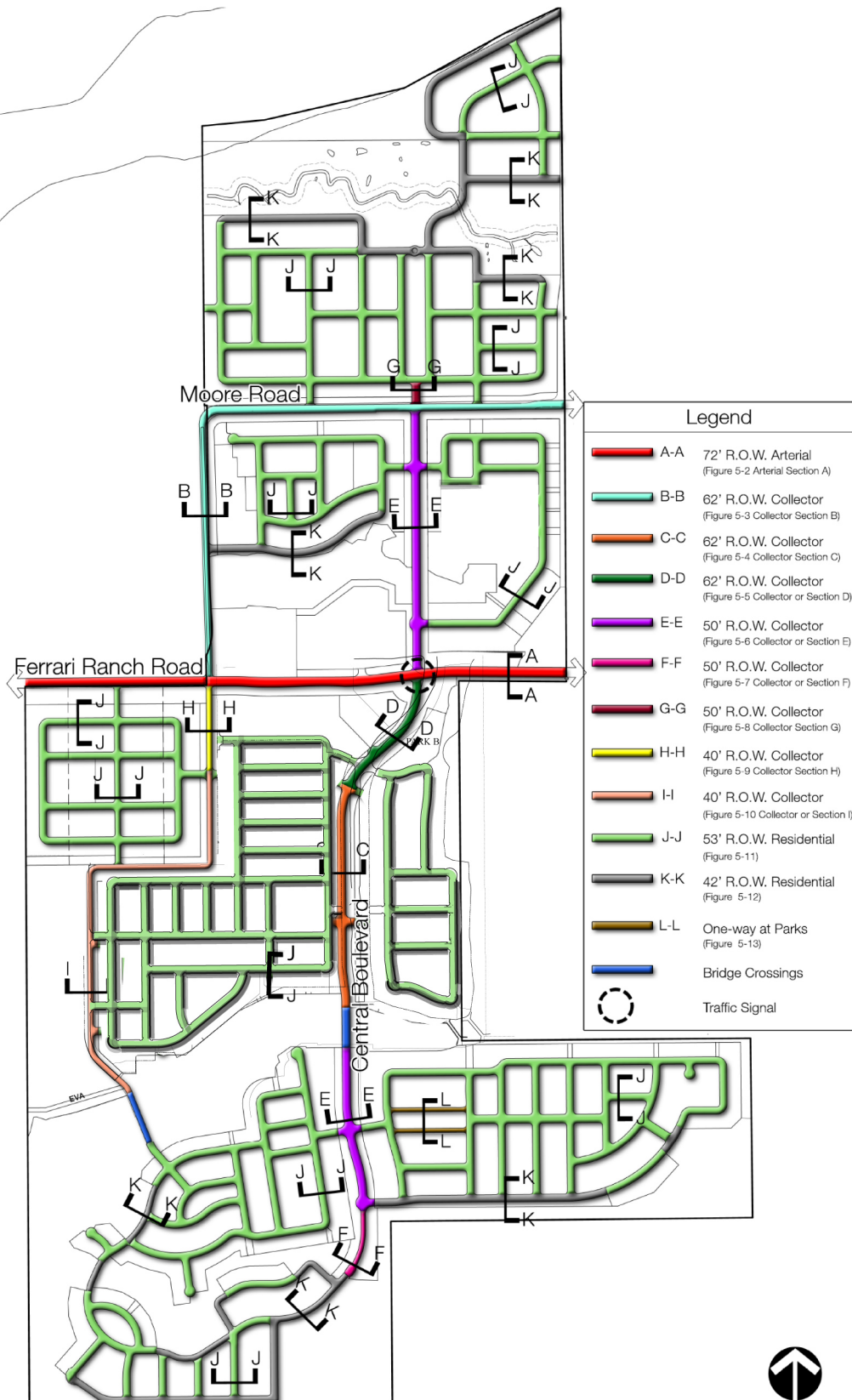


Figure 5-1: Roadway Plan



Figure 5-15: Pedestrian/Bike System

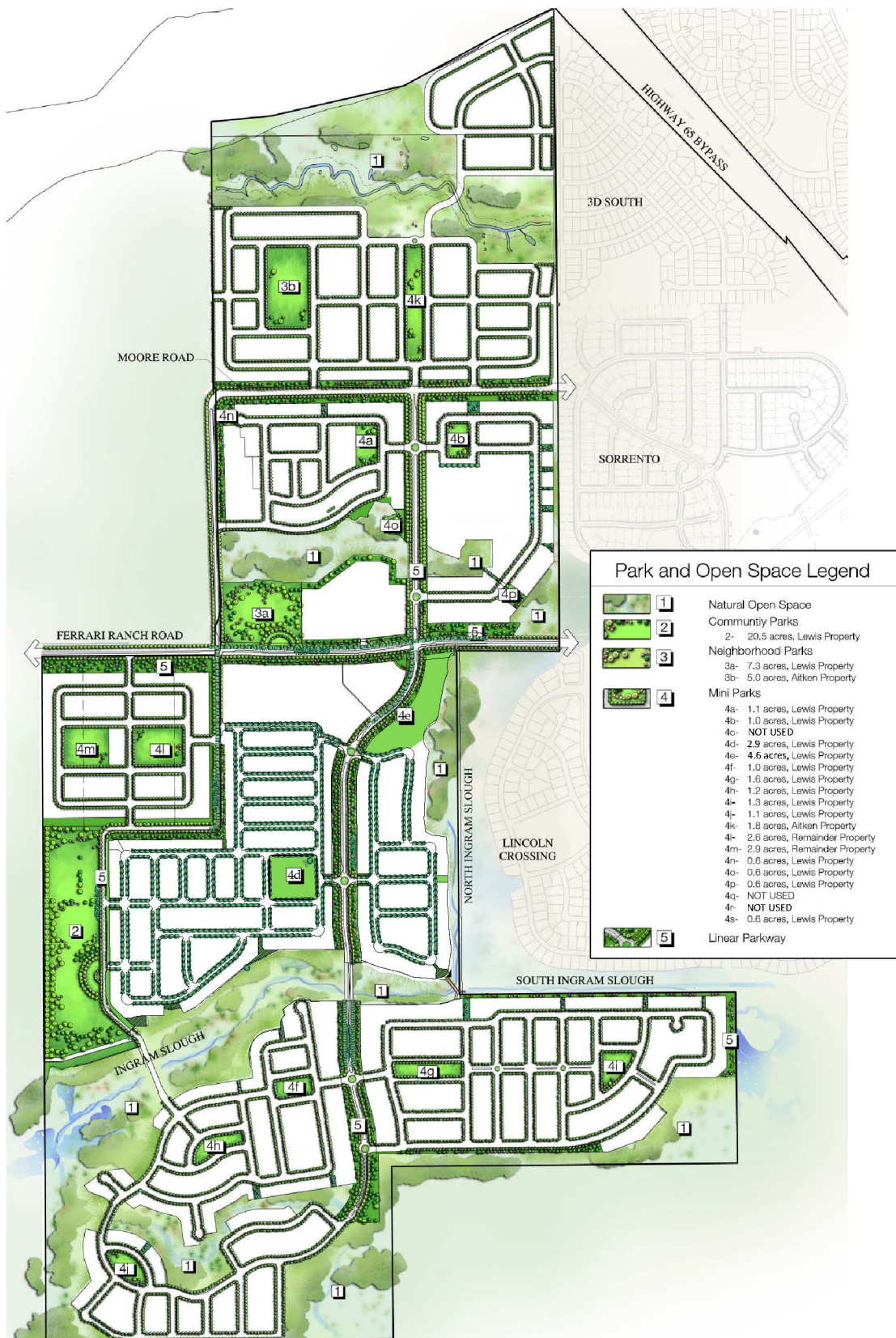


Figure 6-1: Park and Open Space Plan

6.2.2 Parkland Requirements and Credits

The City's General Plan Public Facilities Element (Policy OSC-7.1) requires six acres of active parkland and three acres of passive open space per 1,000 residents, resulting in a total need of ~~84.28~~ 84.2 acres of combined parkland and open space (~~55.85~~ 55.79 acres for active parkland and ~~28.43~~ 28.41 acres for open space). These requirements are summarized in the table below:

Table 6-2: Parkland Requirements

Land Use	Units	Active Park Reqmt. ²	Open Space Reqmt. ³
VCE: Village Country Estate	7 du	0.15 ac.	0.08 ac.
VLDR: Village Low Density Resid.	1,113 1,124 du	24.04 24.2 ac.	12.02 12.1 ac.
VMDR: Village Medium Density Resid.	1,393 1,382 du	23.32 23.1 ac.	12.02 12.06 ac.
VHDR: Village High Density Resid.	772 ¹ du	8.34 ac.	4.17 ac.
Total	3,285 du	55.85 55.79 ac.	28.43 28.41 ac.

¹ Includes 202 HDR dwelling units of holding capacity for the 9.2-acre VMU parcel in the Lewis Property.

² Active park generation rate based on a requirement of 6 acres per 1,000 residents., per 2050 General Plan, Goals and Policies Report, Appendix B. Population generation rate based on Lincoln Municipal Code.

³ Open space generation rate based on a requirement of 3 acres per 1,000 residents., per 2050 General Plan, Goals and Policies Report, Appendix B. Population generation rate based on Lincoln Municipal Code.

Note: A minimum of 40% of the gross area of each specific Planning Area must be reserved for Open Space. Each Planning Area may satisfy this requirement by identifying 40% of Open Space (including Open Space Preserves, Linear Parkways, Major Paseos, or Parks) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

The Village 7 Specific Plan designates a total of approximately ~~281~~ 279 acres in park, linear parkway, and open space uses. This total includes approximately ~~59~~ 57.9 acres of designated parkland. The Village 7 Specific Plan also incorporates a total of ~~171~~ 171.5 acres of open space preserves, ~~46~~ 45.1 acres of linear parkways, and ~~6~~ 5.3 acres of major paseos.



Table 6-3: Park and Open Space Credits by Planning Area

Park Type	Acreage	Credit Ratio	Credited Acreage
Active Park			
Community Park			
Lewis Property	20.5	1:1	20.5
<i>Subtotal Community Park</i>	20.5		20.5
Neighborhood Parks			
Lewis Property	7.3	1:1	7.3
Aitken Ranch II Property	5.0	1:1	5.0
<i>Subtotal Neighborhood Parks</i>	12.3		12.3
Mini Parks			
Lewis Property	17.5 16.6	1:1	17.5 16.6
Aitken Ranch II Property	3.0	1:1	3.0
Remainder Area	5.5	1:1	5.5
<i>Subtotal Mini Parks</i>	26.0 25.1		26.0 25.1
Subtotal Active Park	58.8 57.9		58.8 57.9
Open Space			
Open Space Preserves			
Lewis Property	121.9 122.8	10:1	12.19 12.28
Aitken Ranch II Property	38.1	10:1	3.81
Scheiber Property	10.6	10:1	1.06
<i>Subtotal Open Space Preserves</i>	170.6 171.5		17.06 17.15
Linear Parkways			
Lewis Property	36.0 35.1	5:1	7.20 7.02
Aitken Ranch II Property	3.0	5:1	0.60
Remainder Area	7.0	5:1	1.40
<i>Subtotal Linear Parkways</i>	46.0 45.1		9.20 9.02
Major Paseos			
Lewis Property	5.8 5.3	5:1	1.16 1.06
<i>Subtotal Major Paseos</i>	5.8 5.3		1.16 1.06
Subtotal Open Space	222.4 221.9		27.42 27.23
TOTAL	281.2 279.8		86.22 85.13

Note: A minimum of 40% of the gross area of each Planning Area must be reserved for Open Space. Each specific Planning Area may satisfy this requirement by identifying 40% of Open Space (including Open Space Preserves, Linear Parkways, Major Paseos, or Parks) either within the Village 7 Specific Plan and Land Use Plan, or within the General Development Plan.

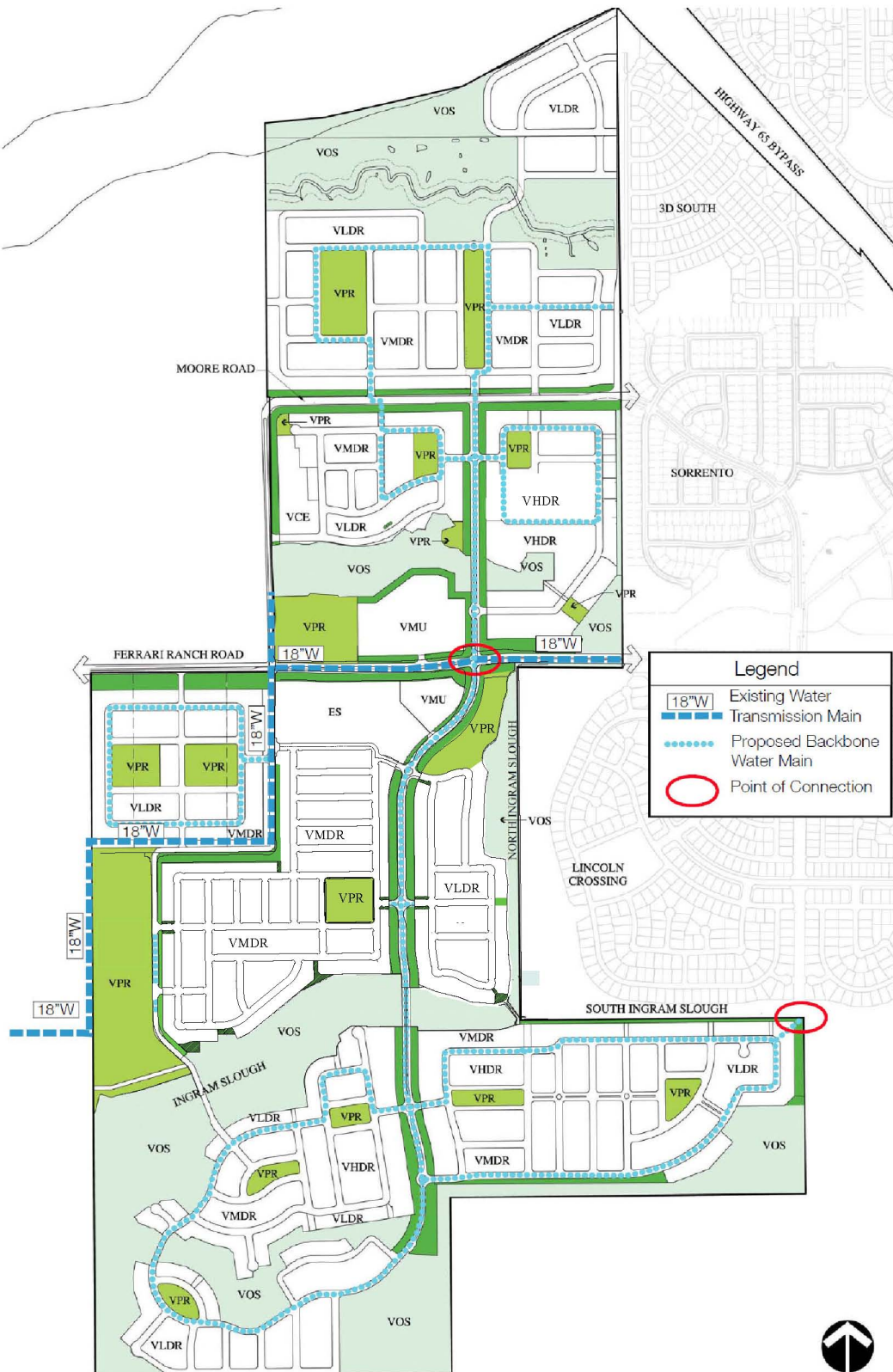


Figure 7-1: Backbone Water System



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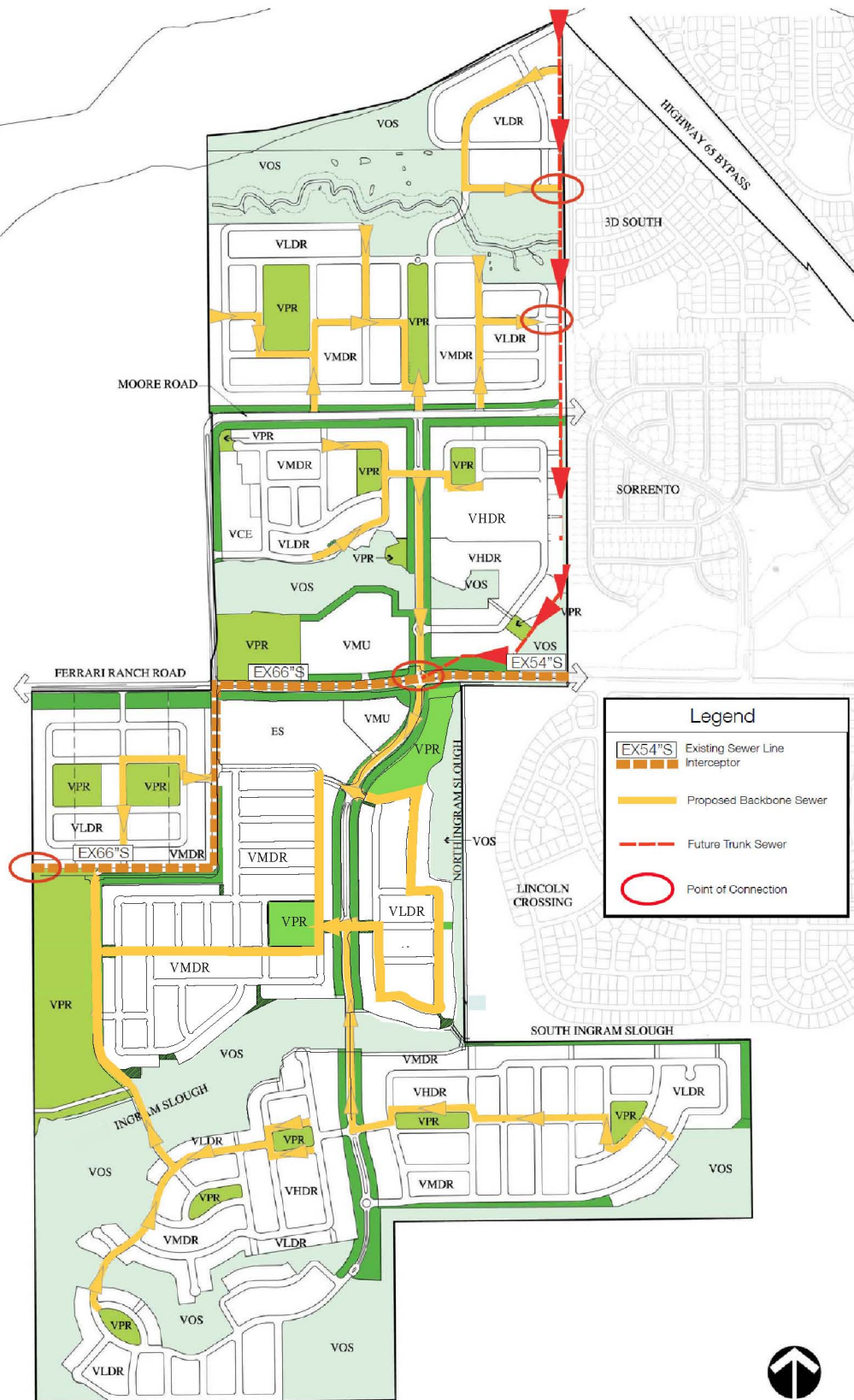


Figure 7-4: Backbone Wastewater Collection System

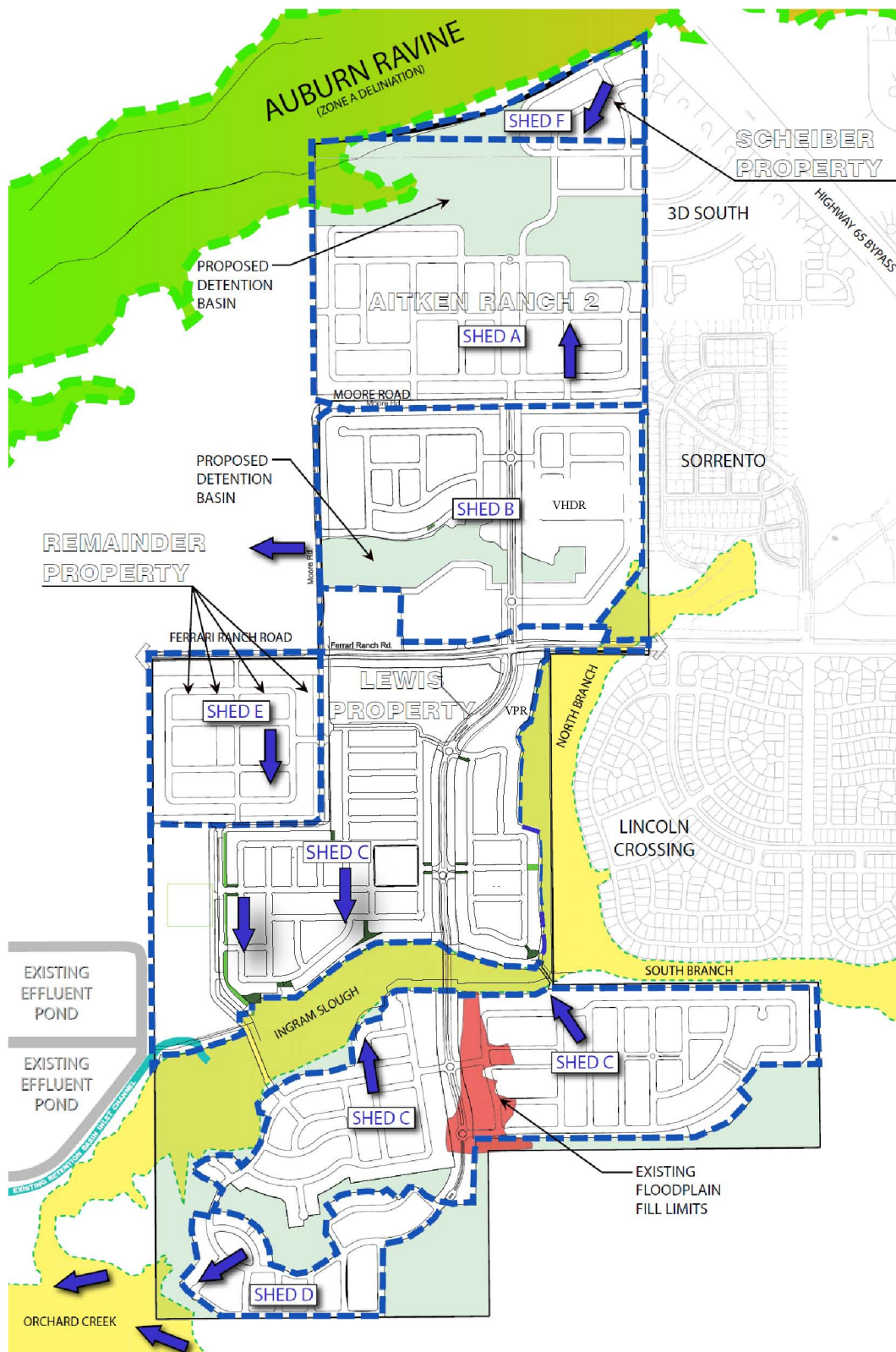


Figure 7-5: Drainage Sheds and Floodplain

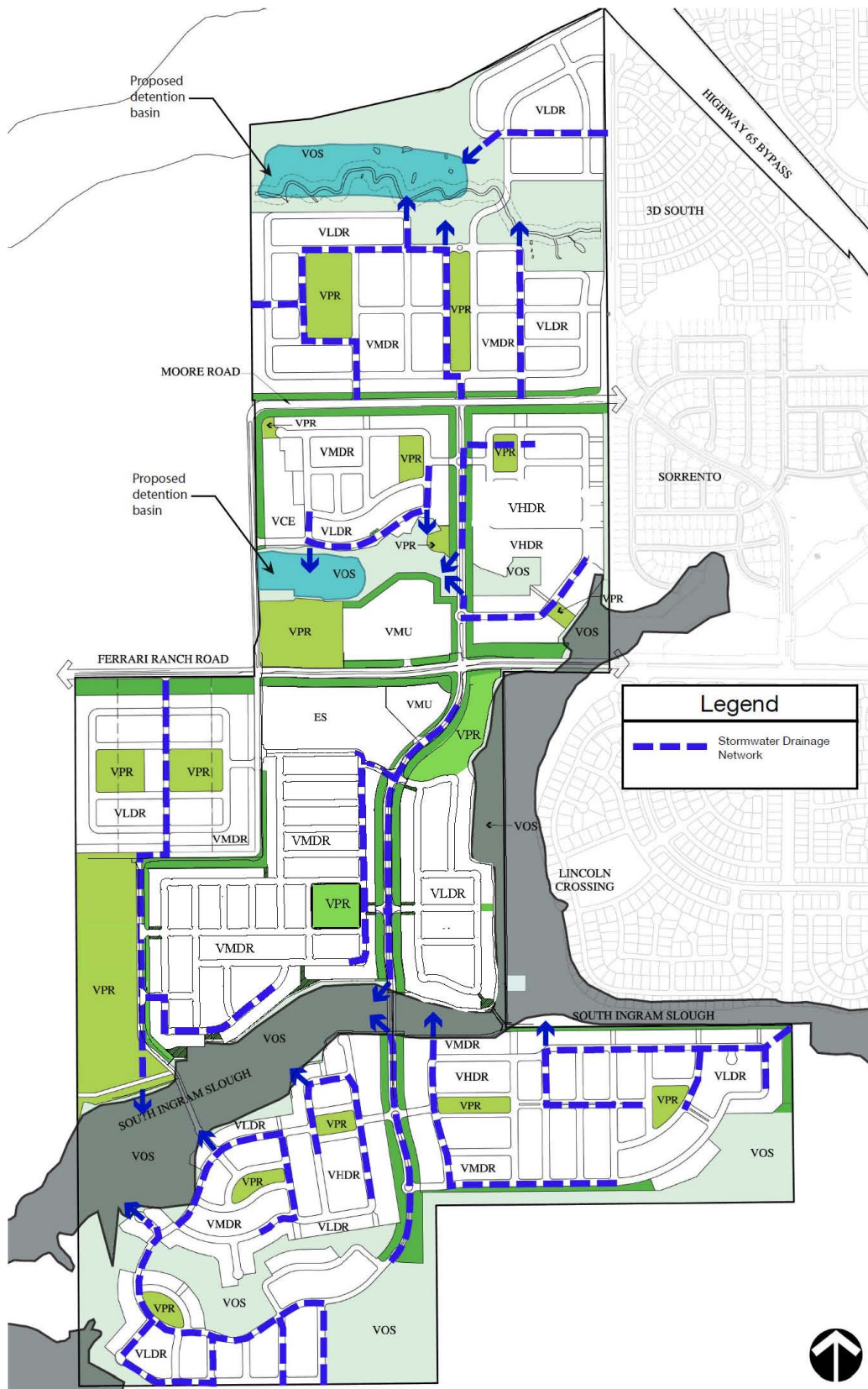


Figure 7-6: Backbone Drainage System



Figure 8-1: Open Space and Resource Areas

Lewis Property was evaluated at a project-level CEQA analysis. However, for the three remaining planning areas within Village 7 (the Aitken Ranch II Property the Scheiber Property, and the Remainder Area), the EIR conducted a program-level CEQA analysis. This assessed impacts and provided mitigation to the extent that they could be determined. Subsequent project-level analysis will occur at such time that applications for General Development Plan amendments for Village 7's other planning areas are processed by the City.

In accordance with CEQA, subsequent development applications will be reviewed on a project-by-project basis to determine consistency with the applicable EIR(s). If, through the initial CEQA review a development application is determined to be consistent with the Village 7 Specific Plan and within the scope of the EIR, further environmental review may not be necessary. Section 65457(a) of the California Government Code and Section 15182(a) of CEQA provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. If it is determined that a development application is inconsistent with the Village 7 Specific Plan and/or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination will be made as to the appropriate subsequent environmental document.

A mitigation monitoring program has been adopted with the Village 7 Specific Plan EIR in accordance with Public Resources Code 21081.8 to help ensure implementation of EIR mitigation measures.

9.7.3 Subsequent Village Center Planning

Prior to commencing construction within the Village Center portion of the Specific Plan, a Conceptual Development Plan shall be prepared and approved by the City. The Conceptual Development Plan shall identify proposed uses (residential, commercial, park, school, etc.), detailed circulation system (public streets, private roadways, bicycle/pedestrian routes, etc.) and the general orientation of proposed structures. The Conceptual Development Plan will serve as guidance for development, but subsequent project entitlements shall refine details and may vary from the Conceptual Development Plan as long as proposed development remains generally consistent with the form and intent of the Conceptual Development Plan. The developer may process the Village Center Conceptual Development Plan currently with or prior to City consideration of specific development projects within the Village Center.